Development Management - Delegated Officer Report

Application Number: AWDM/1603/16 Recommendation – Approve

Site: 8 Highdown Close, Southwick

Proposal: First floor side extension

Date of site visit: 8 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi-detached dwelling located towards the top of Highdown Close. It has a single storey pitched roof extension on its south side over which it is proposed to construct a first floor pitched roof extension.

No.8 is positioned forward of No.9 to the south and on higher ground.

Relevant site history

AWDM/0991/11 – CLEUD for single storey side extension

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is set back from the front wall of the house and has a lower ridge. Consequently, it is considered to be suitably subservient to the original house. A similar, but smaller, extension has been constructed at No.10 and it is not considered that the proposal would be harmful to the street scene.

While it will be constructed close to the side boundary with No.9, a terracing effect will be avoided as a result of the staggered position of those houses.

Residential amenity

The extension will be to the north of No.9 and will not cause a loss of sunlight. No.9 has a garage closest to the boundary and the only first floor window at the side of No.9 is positioned beyond the line of the proposed extension. Consequently, it is not considered that the proposal will result in any harmful loss of amenity.

A first floor window is proposed to the side of the extension which will enjoy a distant sea view. It will face across the front garden of No.9 rather than towards any private amenity space or rooms and it is considered that on this occasion it does not need to be obscure glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 November 2016

Authorised by: Gary Peck Date: 21 November 2016