Development Control – Delegated Officer Report

Application Number: AWDM/0136/17 Recommendation – APPROVE

Site: 112 The Crescent, Southwick, BN42 4LG

Proposal: Single storey side extension

Date of site visit: 28.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow situated on a corner plot. Although addressed as The Crescent, it fronts onto Hadrian Avenue. The immediate locality comprises a mix of two and single storey dwellings, with the majority being in semi-detached form.

The application site property is angled on the land, therefore making the rear of the property visible from Hadrian Avenue. The boundary to the street comprises a mix of wall approx. 600mm in height with a hedge over to approx 1.6m

The property has a brick plinth with painted pebble dash over. It also has brick quoins on the corners, and it has a hipped roof, with plain tiles.

Proposal

Permission is sought for a small side extension with a pitched hipped roof, measuring approx. 2.7m wide x 3.5m long x 4.4m high to the ridge of the roof.

The extension will be positioned on the side towards the front of the dwelling and is shown to be a bedroom extension.

The materials are shown to be in accordance with the existing dwelling with face brickwork plinth; painted pebble dash; brick quoins; and a hipped plain tile roof

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will be positioned on the side of the bungalow, but because of its position within the street, namely a corner plot with the bungalow angled to reveal the whole of the side elevation to the street view from Hadrian Avenue, the extension will also be visible from the street.

However, the extension is small in proportion and will not dominate that elevation in any manner. The design reflects that of the existing dwelling, and the use of materials and repeated architectural details will ensure that the extension integrates well with the existing dwelling, and ensures that it does not look out of keeping not only with the existing property, but also with the street scene.

Residential Amenity

The extension will be positioned some distance from neighbouring properties, thereby limiting its effect onto their existing residential amenities. It will be approx. 15m from no. 2 Hadrian Avenue to the south, and 20m and more to the properties on the opposite side of the road within Hadrian Avenue. Thereby whilst it will be viewed, it will not result in overlooking or any other harm onto the neighbouring residential properties. Whilst it might be marginally viewed from no. 125 The Crescent it will not though be readily viewed and therefore existing residential amenities will not be compromised from properties within the nearby locality.

Recommendation

APPROVE

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.03.2017

Authorised by: Jo Morin Date: 09.03.2017