Development Management – Delegated Officer Report

Application Number: AWDM/0800/24 Recommendation: APPROVE

Site: 6 Southdown Road, Southwick, West Sussex

Proposal: Proposed replacement single storey extensions to rear and side elevations.

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, two storey dwelling on the south side of Southdown Road, Southwick, near Southwick Green. As existing there are two flat roof rear extensions and to the side is a wood clad flat roof addition attached to the neighbouring property.

Consent is sought to remove the side extension and add a flat roof extension of solid construction not as wide or deep and set in from the boundary. The rear conservatory is to be removed and a wider, flat roof, solid extension is to be built, joining the existing extension to the east and the new addition on the west side.

The plans show a loft conversion with dormer and hip to gable extension, these are labelled as permitted development and are not for consideration here.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The new side extension will be visible within the street scene and will be more modest than existing and in render to match the existing building. The rear addition replaces an existing flat roof extension and, although wider, will not project further to the rear. The extensions as proposed will have no adverse impact upon the character and appearance of the dwelling or street scene in this case. The extensions will be rendered to match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the east, the side extension is currently attached and the new addition will be set off the boundary and not as deep. This will therefore be an improvement on existing.

To the west side the existing garage and extensions to the rear will remain with the new rear extension attached. As the new extension is within an in fill section and no deeper there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevations of the extensions.

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: Hannah Barker Date: 18th July 2024

Authorised by: Peter Barnett Date: 18 July 2024