Development Management – Delegated Officer Report

Application Number: AWDM/1343/22 **Recommendation: Approve**

Site: **7 The Gardens, Southwick**

Proposal: **Proposed single storey rear extension.**

Date of Site Visit: 12 October 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi-detached bungalow on the north side of The Gardens. It has an existing flat roofed extension across part of the rear. It is proposed to demolish the existing extension and to construct a new flat roofed extension across the full width measuring almost 6m in depth.

The attached property has a rear extension.

Planning History:

None relevant

Consultations:

None

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 (July 2021)
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 extension will be at the rear and not widely visible. The property enjoys a long rear garden and the proposal will not appear cramped in the plot.

Residential amenity

The attached property has its own rear extension so, despite the 6m depth, the proposal will not cause harm to the light or outlook of that property. The nearest affected windows are also obscure glazed indicating that the most affected room is non habitable.

To the east, the neighbouring house is an end of terrace house separated by a driveway from the site. It has its own rear extension and is not adversely affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 19 October 2022

Authorised by: Gary Peck Date: 19 October 2022