Development Management – Delegated Officer Report

Application Number: **AWDM/0293/21**

Recommendation – APPROVE

Site: **47 The Crescent, Southwick, Brighton**

Proposal: **Two-storey side and rear extension (amendment to AWDM/0625/20)**

The Application

The application site is located within the built up area of Southwick on the north side of The Crescent. The street comprises of similar style 1930s semi detached, two storey dwellings. As existing the dwelling has a single storey detached flat roof garage to the side which abuts the boundary, there is off street parking to the front and a small front porch. There is a two storey rear projection, set in from the boundary.

Permission was granted under AWDM/0625/20 to demolish the garage and build a two storey extension to the west side of the building. The approved plans showed a side extension to connect with the existing rear projection and front projection with sloping pitched roof. The extensions form a kitchen, utility, W.C and playroom at ground floor and two bedrooms at first floor. Also approved at ground floor between the rear projection and the boundary is a single storey flat roof extension 2.8 metres in depth.

The current application seeks to vary this consent by removing the single storey section adjacent to the boundary with the attached neighbour. Also the first floor layout has been changed with two ensuite rooms proposed with a first floor side window.

Consultations and Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019

Planning Assessment

Policies

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.

Residential Amenity

The removal of the single storey extension adjacent to the boundary with the attached dwelling will reduce the impact upon the neighbouring property from that which was previously approved.

To the west the impact of the two storey extension was assessed in the previous application and on the basis that there were no windows on the side elevation the application could be supported. In this case a first floor bathroom window is proposed. This will face onto windows on the side elevation of no. 45. However the proposed window will be obscurely glazed and high level opening only. Therefore it is considered that this can be supported and will not give rise to any overlooking or detrimental impact. As before a condition will also be attached to ensure that no additional windows are inserted in this elevation.

Visual Amenity

As previously considered the two storey extension is visible within the street scene and is subservient to the main dwelling. It is set back from the front elevation, set down from the main ridge and set in by 1 metre from the side boundary, therefore complying with the Council's Development Management Standard No.2. It is in keeping in design and scale with the main dwelling and street scene. Materials used will match existing. There is another example of a two storey side extension nearby at no. 39 permitted under ADC/0339/10.

Recommendation

APPROVE

1. Approved plans
2. 3 year time limit
3. Materials to match
4. Glazing in first floor west side window to be obscure and top hung opening only and no additional openings on west elevation

1. Proactive no changes.

Case Officer Hannah Barker Date: 25th March 2021

Signed: Peter Barnett Date: 29 March 2021