

Planning Statement
For 60 Southwick Street
Southwick
Brighton
BN42 4TJ



Fig 1 Front elevation of 60 Southwick Street

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Site Description and Proposal

60 Southwick Street is a two storey detached single family dwelling, located on the easterly side of Southwick St. The road is predominantly residential, with a mix of detached & semi-detached properties. The property is constructed from brick at the ground floor level with render above and plain clay tiled roofs. On the front, westerly elevation, the render has black painted timber decoration to a projecting gable, with a bay window at ground floor level and a small oriel window at first floor level.



Fig 2 Rear elevation of property (note: since photo was taken tree work has been undertaken on site, including removal of tree on right)



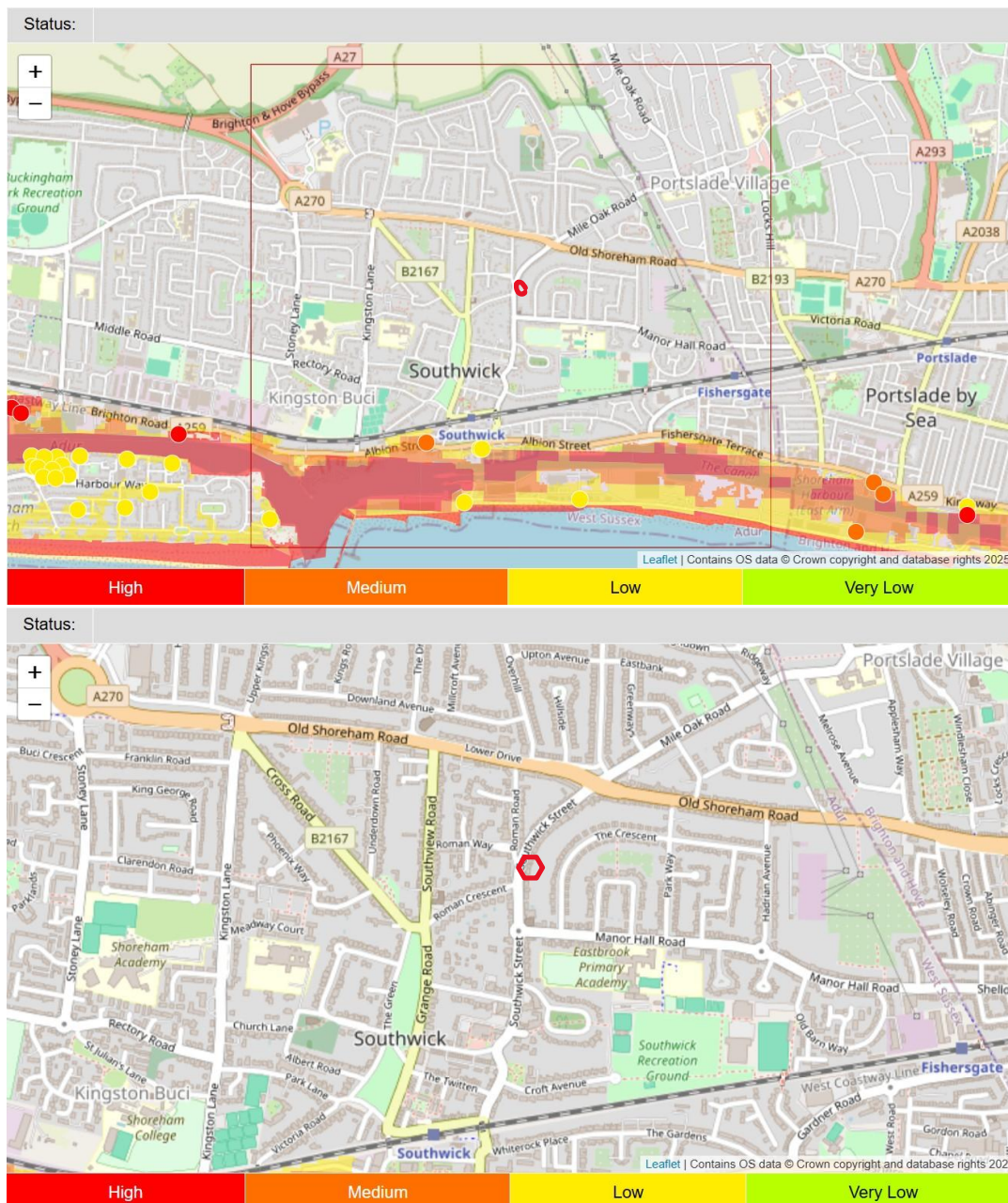
Figs 3, 4, 5 and 6 above – views of the existing garden room and garage

Planning:

Proposal, site and surroundings:

Planning permission is being sought to extend and convert the existing rear open garden room to provide an artist's studio for the homeowner. The proposed extension would project 1250mm and would be 6775mm wide. The maximum height of the extension would be 2875mm from the adjacent ground level.

The site is not in a conservation area and is not a listed building. Southwick conservation area begins on the opposite side of the street. There are no Tree Preservation Orders (TPOs) on the site, and the site does not fall within a flood risk zone.



Figs 7 and 8 Above – Flood Risk Map with detail, showing site circled in red

Policy and other Considerations:

Adur Local Plan 2017 Policies 1,2 and 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No2.
‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2025 (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Planning History:

AWDM/0275/14 – increasing width of vehicle access permitted. 29th April 2014

SW/28/94/TP/15459 – single storey rear extension – permitted. 21st June 1994.

Compliance with Local Planning Policies:

Adur Local Plan 2017 Policy 1 – There is a presumption in favour of development unless it can be shown that any adverse effects of granting permission would outweigh the benefits, and unless there are any specific policies to indicate that development should be restricted.

ALP 2017 Policy 2 – Developments should make efficient use of land.

ALP 2017 Policy 15 – New developments should be well designed and integrated into the landscape and townscape, and contribute positively to Adur’s character and distinctiveness.

‘Supplementary Planning Guidance’ comprising: Development Management Standard No2.
‘Extensions and Alterations to Dwellings’ – Developments should respect the architectural style and period of the existing dwelling and area; external construction materials should match in colour and texture those of the existing dwelling; windows or other openings should be in scale and style with the existing dwelling; and developments should retain an adequate garden area.

Appraisal:

The proposal involves extending and upgrading an existing garden room to provide an enclosed artist’s studio. 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 proposed extension is to the side of the existing garden room only, projecting a further 1250mm, leaving the existing green area of the garden in tact. The extension will use external materials that will match the existing (black stained vertical timber cladding and plain doors and windows, and a glass roof) to provide an enclosed artist's studio. The visual impact of the extended room will therefore be minimal, blending in with the existing garden room and garage.

Residential Amenity

The proposed extension is 1250mm deeper (ie closer to No 62) than the existing garden room and no closer to the boundary with No 58 Southwick Road. The site location map below, with the site outlined in red, shows the existing garage and garden room set within a substantial rear garden. The proposed extension will not result in any additional overshadowing of adjoining properties, while the enclosure of the garden room to provide a working artist's studio, will, if anything, improve any overlooking towards No 62.



Fig 9 site location plan showing 60 Southwick Street outlined in red

Examples of proposed materials:



Conclusion:

With the above in mind, we believe that the proposed extension and alterations satisfy the planning requirements, and request that permission is granted to carry out the work.