Development Management - Delegated Officer Report

Application Number: AWDM/1573/19 Recommendation – APPROVE

Site: 109 Manor Hall Road, Southwick

Proposal: Demolition of existing garage and construction of single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with garage to the side/rear. Consent is sought to erect a single storey rear extension the full width of the bungalow 4.4 metres in depth. The existing garage is to be demolished as the proposed extension encroaches on the site of the garage. The extension is to have a dummy pitch roof and will be finished in render and pebble dash to match the existing bungalow. The adjacent, attached bungalow has a similar extension and the proposed works will abut the side of the existing extension and will match in depth.

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 (February 2019)

Planning Assessment

Principle

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.

Visual amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. It is considered to be in keeping in scale with the existing bungalow and single storey extensions are commonplace within this residential locality. It will match the adjacent extension and materials will be used to match existing.

Residential amenity

The main properties to be affected are those either side of the site. As mentioned above the proposed extension will abut the existing extension at 107 attached. There will therefore be no adverse impact in this case with regards to loss of light, privacy or overbearing. To the east is no. 111 Manor Hall Road a similar style bungalow with rooms in the roof. There is spacing between these properties due to the positioning of the garages and side driveways. A window is proposed in the side elevation of the extension. It is considered that this should be fitted with obscure glazing and be non opening below 1.7 metres from finished floor level. This is to avoid an unneighbourly relationship adjacent to the boundary with the neighbouring bungalow.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Window on the east elevation shall be obscurely glazed and non opening below 1.7 metres above finished floor level.

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: 7th November 2019

Authorised by: Peter Barnett Date: 7 November 2019