Expiry Date – 13/10, EOT 26/11

Development Control – Delegated Officer Report

Application Number: AWDM/1572/21 Recommendation – Grant

Site: 4 Church Lane, Southwick

Proposal: **Two storey rear extension with pitched roof (including extension of existing roofslope to form new rear part gable with 2nd floor rear window), east side dormer and side and front rooflights. Existing ground floor extension removed**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/10

Site and Surroundings

This application relates to a detached 1930's house on the north side of Church Lane close to Southwick Green. The house has a fully pitched roof with a prominent two storey gabled front addition. It has a driveway on its east side with a garage behind and has been extended at the rear at single storey level and into the roof with a west side dormer. No.6's driveway and garage are on the west boundary

The site is in the Southwick Green conservation area but it is not a listed building.

Proposal

It is proposed to replace the ground floor rear addition with a two storey gabled extension 2.44 metres in depth. The proposal would include two bedrooms in the loft and a new east side dormer to create a separate bathroom.

The application has been revised since first submitted to include a barn end on the rear elevation.

Relevant Planning History

SW/46/88 – Replacement Garage. Granted

SW/6/81 – single storey rear extension. Granted

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 3, 15, 16 and 17 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character/conservation area

The extension is largely to the rear and will not be hugely visible between the houses. The side dormer is modest and set back behind a prominent and decorative side chimney feature. It will not be harmful to the appearance of the conservation area. Three additional rooflights are proposed, including one on the front elevation. This one will be clearly visible within the conservation area and as such should be a conservation style rooflight. A condition is recommended.

Neighbour amenity

The extension effectively replaces and squares off the existing rear addition and extends above it.

Both neighbouring houses have their first floor rear wall approximately 2 metres behind the original rear wall of No. 4 so in effect this is a 4 metre deep rear extension for neighbours at first floor level, as both neighbours have ground floor rear additions.

Both neighbours are separated from it by the width of driveways. No. 2 has no side windows. No. 6 has a secondary kitchen side window. On site the owner of No. 6 advised she had no objection to the proposal.

It is considered that this level of separation is sufficient to ensure the extension is not overbearing or harmful to light to neighbours significantly.

The new attic bedrooms have their primary light and outlooks to the north and south. The side rooflights should be set at a level where the cill is at least 1.7 metres off floor level. The side dormer bathroom window should be obscurely glazed and non opening below 1.7 metres to ensure no overlooking.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *Conservation rooflight details for front rooflight required*
5. *Side rooflights cill height 1.7 metres. Dormer bathroom window obscure and non-opening below 1.7 metres.*
6. *No new side windows or rooflight.*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 24/11/21

Authorised and signed by: Peter Barnett Date: 1 December 2021