Development Management - Delegated Officer Report

Application Number: AWDM/0965/21 Recommendation – APPROVE

Site: 20 Oldfield Crescent, Southwick, BN42 4FZ

Proposal: Two storey rear extension

Date of site visit: Assessment using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Oldfield Crescent, close to a roundabout section at the turn in the road. No. 20 is a detached, extended, two storey dwelling with a vehicular access to the site and a drive leading to a garage at the rear close to the side boundary with no. 18 Oldfield Crescent.

The properties within the Crescent are predominantly two storey detached dwellings, many of which have had some form of extension, varying from single storey to two storey; attached and detached; and some have dormer extensions.

Proposal:

The proposal seeks permission for a two storey rear extension which will 'square' off the rear elevation.

The plans notate the extension as measuring 3.165m long x 0980 deep, and will cover two storeys in height. It will have a hipped roof of the same height as the existing extension at this point.

There will be no additional windows in either of the east or west elevations, and those windows/patio doors being used in the rear (north) elevation, will be slightly wider than the existing patio doors, i.e. the proposed patio doors will be approx. 1.75m wide v the existing patio doors being approx.1.1m wide.

Representations: 1 letter of objection 22 Oldfield Crescent

- The proposal includes a new clear glazed window in the ground floor of the original part of the western elevation which directly overlooks our property
- The window is an addition to the previously refused 2 storey extension
- Originally due consideration was given to neighbours in adjacent properties when they were built by having no overlooking windows at ground floor level on the western elevations
- There is no good reason to encourage relaxation of this considerate policy

Consultations: None

Relevant History:
AWDM/0427/21 Certificate of Proposed Lawful Use or Development for a 2 storey rear extension Refuse to Issue Certificate 13.05.2021

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the residential property 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 surrounding area.

Visual & Residential Amenity

The proposed rear extension is a squaring off of the small recess and will measure some 3.165m long x 0980 deep, it will therefore not look dominant on the existing dwelling nor will it result in any visual harm to the neighbouring residential properties to the east and west, namely no.'s 18 and 22 Oldfield Crescent, further, it will not be readily seen from the street.

The infill extension will be 1.44m from the rear garage, thereby allowing adequate separation in order to access the rear garden, and also to provide a visual break between the two built forms.

No. 22 will see the extension, albeit just the additional section of roof, and given the separation distance between the two properties, what can be seen will not result in any material harm to that neighbour. The plans have been amended to remove a ground floor window originally proposed in the west elevation.

No. 18 will view the side elevation and roof of the proposed extension, but at less than 1m in depth, and some 2.6m from the boundary, it is not considered that it will cause any demonstrable harm onto no.18. The extension is to the west of no. 18 but it is not considered to present any greater overshadowing than the existing dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 05.07.2021

Authorised by: Peter Barnett Date: 5 July 2021