Development Management - Delegated Officer Report

Application Number: **AWDM/1489/15**

Recommendation – Approve

Site: 23 Mile Oak Road, Southwick

Proposal: Single storey rear extension with replacement decking to south-east elevation

Date of site visit: 4 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to an end of terrace house located on the south side of Mile Oak Road. The house has been extended with a conservatory to the rear and two storey addition to the side. The site slopes from north to south with the rear garden level set at a lower level to floor levels at the rear. The ground level also slopes from east down to west with Mile Oak Crescent set at a lower level. There is a retaining wall to the side boundary approximately 0.6m in height reflecting the change in level. Boundary fencing is sited above this level. The neighbouring dwelling to the east has a lean to conservatory added to the rear and a raised patio area.

Permission is sought for a single storey extension to the rear following removal of the existing conservatory. The extension would be set approximately 2 metres in from the side boundary with No.25 and would extend across the remaining width of the house to align with the existing side wall. The extension would measure 3.6 metres in depth and 6.9 metres in width and would have a flat roof measuring 3.3 metres in height adjacent to the existing rear wall. A raised decking area is proposed spanning across the width of the extension and measuring 2 metres in depth and set at the floor level of the proposed extension which would be around 0.7 metres from the ground level at this point. Stepped access to the garden is proposed to the side and rear of the decking and within the recess formed adjacent to the side wall of the proposed extension. Matching materials are proposed.

Relevant site history
SW/61/99 – Permission granted for single storey side extension and rear conservatory and vehicular access 4.11.1999

SW/31/04 – Permission granted for first floor side extension 8.6.2004

Consultations
None

Representations

None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The existing conservatory which is adjacent to the boundary would be removed and the proposed extension would be set 2 metres away from the boundary and so despite the additional depth proposed the extension would not be overbearing given the relationship with the neighbouring dwelling to the east that has itself been extended with a rear conservatory. The proposed decking would also be set away from the boundary with No.25. Raised patio or decking areas are a feature in this terrace where the ground level slopes down from the house to the rear garden. The relationship with No.25 is such that the proposed decking set in from the boundary at the height proposed would not have any significant impact on the privacy of the occupiers of No.25.

A condition is recommended for no side windows in the east elevation in the interests of protecting privacy.

Visual amenity
The extension has been designed with a relatively bulky flat roof but as the extension would be positioned at the rear this would minimise its impact on the streetscene. Although not ideal in design terms there are other flat roofed extensions in the vicinity of the site and a refusal on design grounds is not considered justified in this instance.

A condition is recommended for matching brickwork.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching brickwork
3. No further side windows (east elevation)
4. Permission relates to approved plans:
   Drawing number 15/15 entitled 'Remove Ex'g Conservatory Form New Single Storey Rear Extension' deposited 25 November 2015
   Drawing number 15/15/1 entitled '23 Mile Oak Road' deposited 25 November 2015
   Drawing number 15/15/2 entitled '23 Mile Oak Road Southwick House As Existing' deposited 25 November 2015

Informative

- 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.

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

Case Officer: Rebekah Smith Date: 11 January 2016

Authorised by: Peter Barnett Date: 12 January 2016