Development Management - Delegated Officer Report

Application Number: **AWDM/0377/15** **Recommendation –** Approve

Site: 10 Church Lane, Southwick

Proposal: Single storey rear extension

Date of site visit: 31 March 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a two storey semi-detached house located on the north side of Church Lane. The house has an existing small rear projection matching others in the street.

This is a predominantly residential area comprising of a mix of semi-detached and detached houses in the immediate vicinity. St Michael and All Angels Church is to the west of the site.

The site lies within the Southwick Conservation Area in Area 5: Church Lane.

Permission is sought for the construction of a single storey rear extension which would involve removal of the existing lean-to. The extension would align with the existing side wall and measure approximately 3.6 metres in depth from the main rear wall of the house and extend across 3 metres in width, stopping short of the existing patio doors by 263mm. A pitched roof is proposed which would measure 3.7 metres in height. Matching materials are proposed.

Relevant site history
None relevant

Consultations
ADCAG: recommend approval

Southern Water require a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer and have requested an informative be attached to any planning permission to that effect.

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)

Planning Assessment

Visual amenity
The extension would be located at the rear of the house and only visible in the streetscene via the shared driveway that runs between No. 10 and No.8. The scale and proportions of the extension would be in keeping with the recipient building and its design would not be harmful. The use of matching materials would help the extension to blend well with the existing building.

Residential amenity
The extension would be well separated from the adjoining dwelling to the west and given its limited depth and height, would not have any overbearing impact. The side window proposed is reasonably separated from the neighbouring property, and with fencing to the boundary, so it is considered that the extent of overlooking possible would not cause significant harm to the amenity of adjoining occupiers. To the east, the neighbouring dwelling is set across a 2.4 metre shared driveway and has a similar rear projection as currently exists at the application site. There are side windows facing the application dwelling. Having regard to the width of separation across the shared drive and the limited additional bulk compared with the existing structure, it is considered that there would be no significant loss of light or outlook as a result of the proposal.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows
4. Permission relates to approved plans:
   Drawing Number 01 entitled 'Plans & Elevations as Existing' deposited 20 March 2015, Drawing Number 02 Rev B entitled 'Plans & Elevations as Proposed' deposited 20 March 2015, Drawing Number 05 Revision A entitled 'Block and location Plan existing' deposited 7 April 2015.

Informatives:

- 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.

- A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel. 0330 303 0119) or www.southernwater.co.uk .

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

Case Officer: Rebekah Smith Date: 5 May 2015

Authorised by: Peter Barnett Date: 6 May 2015