Expiry Date - 23/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1352/23 Recommendation – APPROVE

Site: 110 The Crescent Southwick West Sussex BN42 4LG

Proposal: Single storey rear extension (existing conservatory removed)

Date of site visit: 01/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the south side of The Crescent at an oblique angle to the highways and faces the junction with Hadrian Avenue. The property is a semi-detached bungalow with hip-to-gable roof conversion including front and rear dormers to provide rooms in the roof. The bungalow comprises facing brick to lower elevation and white render to upper elevation, a plain tiled gable roof with complimenting roofs to front dormer, porch, and garage, along with white UPVC openings.

There is diversity in the nature of properties in the surrounding area, whilst those which reside along The Crescent are mostly small-scale semi-detached bungalows, the properties along the opposite side to Hadrian Road, which runs perpendicular to The Crescent, are two-storey terraced houses with each row varying in design and form. The property and attached property No. 112 The Crescent have anomalous plot shapes and an orientation which does not reflect other properties in the locality by virtue of their situation at the junction.

The property's plot is notably wide to the front and attenuates to the rear creating a relatively narrow and deep rear garden space. A Conservatory projects from the rear elevation and faces towards the adjacent property No. 108 The Crescent by virtue of the property's oblique angle. This neighbour exhibits a relatively deep single-storey rear extension which extends abutting the shared boundary. The attached neighbour to the opposite side No. 112 also exhibits a rear conservatory, which projects at a lesser depth compared to the application property's.

Proposal:

Permission is sought for the demolition of the existing conservatory which would be replaced with a flat roofed single-storey rear extension to be used as a sun room. The existing conservatory projects approximately 3.6m, has a maximum width of approximately 6.7m, and a peak height of approximately

2.95m, sloping to 2.2m. The conservatory's footprint angles inwards (approximately 45 degrees) towards the rear creating a more slender rear elevation. The proposed extension would retain the exact footprint of the conservatory. The only difference would be the removal of the side windows and the roof form and roof height, of which would be flat and 2.8m (2.9m to roof light level) respectively.

The extension would comprise facing brick elevations, a timber constructed flat roof, and white UPVC openings.

Representations: None.

Consultations: None.

Relevant Planning History:

Permissions at the application property for alts & extns to bungalow comprising garage/utility room on w.side, front porch, side gable, 2 front dormers & rear conservatory under SW/64/05/TP/22117, decision issued 20 Oct 2005, application for Certificate of Lawfulness for proposed hip to gable extension and increase in size of rear dormer under ADC/0220/10, decision issued 04 Aug 2010.

Permission granted at the attached neighbour to No. 112 for single storey side extension under AWDM/0136/17, decision issued 15 Mar 2017 (this has not been implemented and the timescale for lawful implementation has now elapsed).

Permissions at the adjacent property No. 108 for rear conservatory under SW/44/99/TP/18048, decision issued 10 Aug 1999, and for room in roof (with rear dormers) under SW/10/00/TP/18396, decision issued 06 Mar 2000.

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 (Revised September 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area, and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The extension would be removed from public viewpoint by virtue of its situation to the rear of the property. In any event the proposal would not result in material harm to the street scene as it seeks to replace the existing dimensions of the conservatory and the other alterations as proposed, such as the change in roof form, are considered negligible. The extension would be constructed using appropriate materials which would respect the character of the bungalow and the roof height would sit flush with the existing flat roof feature to the rear elevation. In view of the above, it is considered that the proposal would not adversely affect the visual amenities of the area.

Residential Amenity

As previously identified, the proposed extension would replace the existing conservatory's footprint and differ only through minor alterations. The extension would therefore not compromise the existing gaps to the adjacent neighbours and the change in some of the materials along with the roof form would not give rise to an unacceptably overbearing or overshadowing form of development. The overlooking situation would actually be improved by the proposal as the existing conservatory's side facing windows, which allow for a 180 degree outlook from the rear, are being omitted. Notwithstanding this, some overlooking would still occur by virtue of the oblique angle of the property in relation to the adjacent property No. 108 and the angled windows, which are to be retained. However, this would not be to an unacceptable degree in view of the presence of the established conservatory and the use of the floor space being generated as a sun room, coupled with the aforementioned context of the site and high boundary fence to the shared boundary.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. 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: Jason Albon Date: 22.11.2023

Authorised by: Peter Barnett Date: 22 November 2023