Development Management - Delegated Officer Report

Application Number: AWDM/1923/20 Recommendation – APPROVE

Site: 95 Overhill, Southwick, BN42 4WH

Proposal: Replacement of existing single storey rear extension with larger single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is a detached dwelling and is located on the west side of Overhill, on a hill rising to the north of the District. The property has an existing rear (west) extension and an attached garage to the front side. The street scene comprises predominantly bungalows

Proposal:

The application seeks permission to replace the existing single storey flat roof extension with a deeper single storey flat roof with false pitch sides.

The extension will measure some 7.7m wide x 4.7m deep x 3.9m high

Representations: None received

Consultations: None

Relevant History: None

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 existing housing stock 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 Amenity

The property already has an existing rear extension which measures some 7.7m wide x 3.1m deep x 2.8m high. The proposal will extend these dimensions by approx. 1.6m in depth and 800mm in height.

The roof style will also change over what is existing by having a false pitch with a flat roof top. This not only improves the visual design of the extension, but also allows the provision of rooflights within the pitches to provide more light into the room.

Residential amenity

The neighbours that could be affected by the proposal are the direct neighbours to the side, no.'s 93 and 97 Overhill, and the abutting neighbours to the rear, namely no.'s 32 and 34 Whitelot Way. However, the rear properties are some 20m distant and thereby will not be affected by the proposal.

The mutual boundary to no. 93 to the south, is some 2.5m distant, and the proposed extension will protrude a further 1.6m in depth together with the associated roof height increase of some 800mm, and it is unlikely that the proposed increase in length and height of the extension will have any material effect onto the existing residential amenities of this property.

There is a proposed window in the side elevation facing no. 93, and this will be largely within the older part of the extension, this window will serve the proposed new kitchen. It is considered that this window should be obscure glazed to prevent any overlooking.

No. 97 has a closer mutual boundary to the application site, but the side elevation of the bungalow is further away, with a distance of some 3.1m separating the two properties. No. 97 is to the north of the application site, but as there appears to be a shed to the boundary of no. 97 which is largely of the same depth as the proposal, it is unlikely that there will be any material overshadowing onto that property and thereby their existing residential amenities will not be compromised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Time limit
3. Materials
4. No additional side windows

5. Obscure glaze side window

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.01.2021

Authorised by: Peter Barnett Date: 13 January 2021