Development Management – Delegated Officer Report

Application Number: AWDM/1216/22 Recommendation: APPROVE

Site: 41 Roman Way, Southwick, West Sussex

Proposal: Proposed first floor side extension.

Date of Site Visit: 16th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached, two storey dwelling with a garage/store, kitchen extension attached to the side of the building built up to the side boundary. Consent is sought to add a first floor gabled roof extension above the existing ground floor extension to provide a bedroom and ensuite.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will be clearly visible within the street scene. Due to the position of the building, set forward from the neighbouring property it will be a prominent feature. However it is considered acceptable due to the subservient design with lower ridge height and it not extended to the full depth of the ground floor extension.

Development Management No. 2 states that first floor extensions should be set in by 1 metre from the side boundary and be subordinate to the main building. In this case

there is not a set in. It is considered, on balance, that this is acceptable due to the relationship with the adjacent building. The 1 metre set in is necessary to avoid a terracing effect between properties. In this case the set back of the adjacent dwelling house removes any potential terracing effect and therefore this proposal can be supported without the 1 metre set in, in this case. Materials will match existing.

Residential amenity

The main property to be affected is that directly adjacent. It is set back from the application site. This dwelling has an existing flat roof addition to the side above the garage, this is also built up to the boundary. There is a front neighbouring front window. The proposed extension does not extend the full depth of the existing ground floor extension so it is not considered in this case to be overbearing or result in a significant loss of light which would warrant a refusal in this case. A rear window is proposed to the first floor bedroom in the new extension and the applicant's agent has demonstrated that this will not result in any mutual overlooking between dwellings. A condition is attached to ensure no openings are inserted into the side elevation of the extension to avoid any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings in the south facing elevation.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 5th September 2022

Authorised by: Peter Barnett Date: 5 September 2022