Development Management - Delegated Officer Report

Application Number: AWDM/0875/22 Recommendation – APPROVE

Site: 317 Albion Street, Southwick, BN42 4AT

Proposal: Part single, part two storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Albion Street, Southwick, and is a 1930's hipped roof, two storey end of terrace dwelling, with an existing single storey rear extension. The property has an approx. 15m long rear garden and there is an approx. 2.6m wide access next to the dwelling on the east; this access leads to outbuilding/garages behind the house.

Albion Street is part of the A259 Worthing to Brighton Road, and Shoreham Harbour ship canal, on the River Adur is opposite the site.

The dwellings within the street at this point are located on the north side of the road only, and are generally two storey semi-detached and terraced housing.

Proposal:

This application seeks planning permission to provide:-

- Rear extension across the full width of the dwelling shown on the plans to be 6.645m wide;
- The rear extension will comprise a two storey, gable end section 3.2m wide & 4m deep;
- Single storey, flat roof section approx. 3.4m wide and 4m deep

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 2021

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed extensions will be to the rear of the dwelling, and thereby will not have a detrimental effect on the visual amenities of the street scene.

Both the two storey and the single storey rear extension are to be of the same depth as the adjoining neighbour's single storey rear extension, and thereby they will not compromise the existing residential amenities of that property.

Further, the two storey section of the application is separated from both of the neighbouring properties by some 2.6m to no. 315 and some 3.4m to no. 319.

The proposed single storey extension will be up to the boundary with no. 315, and as stated above, will be no deeper than the existing single storey extension at no. 315, thereby will not result in any material loss of existing residential or visual amenities to that property. The two storey section of the proposal will be located some 3.4m from the mutual boundary with no. 315 and no windows are shown to be in the side elevation facing no. 315 to result in overlooking of that property, and a condition on any approval, limiting the introduction of windows on that elevation would be reasonable.

The dwelling to the east, no. 319, is separated from the application site by the approx. 2.6m wide access between the properties. It is considered that this separation will safeguard any demonstrable impacts of the proposal onto no. 319. There will be some shadowing from the two storey section towards no. 319, but the fact that this section will be much lower (approx. 1.8m) than the existing roof of the dwelling, and that the roof will be sloping away from no. 319, it is deliberated that the shadowing will be minimized. The windows shown on the side elevation facing no. 319 are ground floor windows and are shown to be obscure glazed, however as with no. 315 above, it is considered reasonable to prevent the introduction of first floor windows on the side elevation facing no. 319 on any permission.

The existing materials of the dwelling is pebbledash, and the forms state that the proposed materials for the extension will be white, cement plank cladding. It is considered that the use of this material will be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 18.08.2022

Authorised by: Peter Barnett Date: 18 August 2022