Development Management - Delegated Officer Report

Application Number: AWDM/0774/22 Recommendation – APPROVE

Site: 17 Downland Close, Southwick, BN42 4RH

Proposal: Brick and UPVC orangery to rear elevation

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the north side of Downland Close, within the cul-de-sac section, and is a hipped roof, two storey, extended dwellinghouse. The property backs onto a recreational ground/youth centre.

Most of the properties within the Close have been extended in some form with single storey; two storey; and/or roof extensions.

Proposal:

This application seeks planning permission to add a brick extension onto the existing rear flat roof extension.

The extension is shown to measure me 4m deep x 4m wide and measures to be approx. 2.7m high (excluding the glazed roof lantern).

3no. high level windows, are shown in the east elevation; glazed French doors and adjoining wing windows with fanlights in the north (rear) elevation; and 2no. high level windows are shown within the amended west elevation.

Representations:

None received

Relevant History:

AWDM/0118/13 Single storey annex extension **Approved 16.04.2013**

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 existing rear extension is some 6m in depth from the rear elevation of the dwelling, and the proposed extension will extend that depth by a further 4m. This will still leave approx. 8m depth of garden amenity land, measured to the rear boundary, directly behind the proposal and there will also be land available to both of the side areas of the extension.

The extension will be positioned well off of the side boundaries to the neighbouring properties, no.'s 14 and 16 Downland Close.

The amended plans have removed the glazed door from the side elevation, and the high level windows which have a cill height of over 1.7m are considered not to result in unacceptable overlooking onto the neighbouring properties. Further, because of the distance from the boundaries, the extension will not result in any material overshadowing of neighbouring properties

There are no residential properties to the rear of the site to be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Cill height windows
5. Ancillary accommodation
6. Windows

Informatives:-

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 17.08.2022

Authorised by: Peter Barnett Date: 17 August 2022