Development Control – Delegated Officer Report

Application Number: AWDM/0106/20 Recommendation – APPROVE

Site: 33 Cross Road, Southwick, BN42 4HG

Proposal: Two storey extension to side and single storey extension to rear of existing rear outrigger plus new first floor window to side of existing house

Date of site visit: 14.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a 2 ½ storey, semi-detached, render finish Victorian dwelling, which has a shared drive with no. 35 to its north. No. 33 lies on the south west side of Cross Road.

The properties in Cross Road have been built at different eras with the older ones generally within the southern end and newer ones in the northern end. The street also comprises single storey as well as two storey.

The application site has an existing small rear single storey extension, extending only some 1.35m and it has a mono pitch roof with 2no. rooflights.

The application seeks permission for a two storey extension to the side/rear. The extension will be from the side of the rear two storey section of the dwelling and it will protrude to the outside side wall of the main section of the dwelling, i.e. infilling the recessed section.

The roof of this extension will have a narrow flat roof top and a hipped 'skirt' to the side and rear of the extension. 2no. windows will cut through the side slope. Both of these windows will serve a bathroom and an en-suite.

Planning History:

AWDM/0521/17 Side extension, replacement roof to existing rear lean-to extension, internal alterations and wooden pergola. **Approved 18.05.2017**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

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

Visual Amenity

The filling in of the side recess in this instance will not have a material effect on the neighbouring property or the design of the Victorian house. It will not be readily visible from the street. There is a side gap between the existing nearest section of the dwelling and the side boundary with no. 35 of some 2m, thereby the infill will not result in overbearing onto no. 35.

The side recess infill will continue to the rear of the dwelling as a wraparound extension. The existing rear extension will be removed and replaced with a flat roof rear extension just over 2m deep.

No. 31 has a rear single storey flat roof extension and a further extension which both protrude out further than the existing and proposed extension at no. 33. Further, it has extended the height of the side wall up to approx. the cill height of the rear first floor window. This increase in wall height provides a partial screen to the balcony that has been created over the flat roof extension.

The new extension at no. 33 will come up to the boundary with no. 31, but will be lower than the wall at no. 3.

Residential Amenity

In view of the extension's position, i.e. to the rear of the property, the only neighbouring properties that could be affected by the proposal are no.'s 31 and 35 Cross Road.

The rear extension as proposed will be a flat roofed single storey structure, and because of the rear and side extensions that currently exist onto the boundary with the application site from no. 31, that property will not be adversely affected by the proposal.

Further in view of the remaining gap between the side extension and the boundary wall with no. 35, it is not considered to materially affect that property.

There will be other changes to the dwelling with the proposed development, such as an additional first floor window in the side flank of the dwelling, which

needs planning permission because it is to be clear glazed and openable. However, it will face the blank side wall of No.35 and will be openable to face towards the street rather than the rear garden, so as to reduce the risk of overlooking.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. The first floor windows serving the bathroom and the en-suite on the new two storey side extension shall at all times be of obscure glass and non opening below 1.7m
5. Bedroom window to be hinged on right hand side

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 11.05.2020

Authorised by: Peter Barnett Date: 11 May 2020