# Development Management - Delegated Officer Report

**Application Number: AWDM/0424/22 Recommendation – APPROVE**

**Site: 46 Summersdeane, Southwick, BN42 4QU**

**Proposal: Replacement single storey rear extension; Rooflights to front and rear roofslopes; Reduce level of front and rear garden land to provide hardstanding for car parking and patio for rear garden; vehicular crossover; fenestration changes; and new external render insulation cladding to all elevations**

**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 site is situated on the north side of Summersdeane in Southwick, and is a semi-detached, hipped roof, two storey dwellinghouse, with a ground floor front bay window. The walls are rough render, with facing brickwork as a low plinth and around the entrance door. The dwelling is on rising ground, with the rear garden rising again from the dwelling. From the pavement, there are steps leading up to the dwelling.

The street scene is characterised by two storey semi-detached dwellings, and the various designs of the dwellings are repeated throughout the street. Some are brick faced throughout and some are like the application site, rough rendered with a brick plinth. Some have painted the external elevations e.g. no.'s 48 and 54 and others.

The positioning of the dwellings on the south side of the street, are lower than the pavement with their rear gardens lower again.

The street scene comprises a mix of dwelling types and ages. To the north, and thereby to the rear of no. 46, is a large playing field which then adjoins SDNP countryside land.

**Proposal:**

This application seeks planning permission to:-

- Construct a rear, single storey extension shown to be 3m deep x 6.479m wide x approx. 2.95m high;
- Level the land to the sides and behind the dwelling/extension in order to provide a patio area and steps up to the garden to the rear of the patio area;
- Level the land at the front to provide a car parking hardstanding area;

- Change to fenestration on east elevation;
- 4no. rooflights in roof, 2no. to the front and 2no. to the rear;
- Provide dropped kerb vehicular access to front of site;
- Provide externally clad insulation with a render finish to all elevations.

**Consultations:** None

**Representations:** None received

**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 front garden area will be levelled so as to provide a hardsurfaced area for car parking, this levelling will continue around the side of the dwelling and through to an area behind the house. The main rear garden height will remain as is. The neighbouring properties at no.'s 48 and 50 have both levelled their front amenity areas therefore that proposed at no. 46 will be in keeping with the locality.

The render, insulation cladding to all the elevations will visually be acceptable as others have either rendered their properties or have painted them to give the appearance of rendering, and the advantage of external insulation is that contribution it makes to the house for insulation purposes, thereby saving on the use of fuels to heat the property.

The windows to the front will be updated but they will be similar in appearance to the existing windows, there will be a complete change to some fenestration on the side ground floor, but these will be acceptable; and the rear extension has not shown any windows to its side elevations. At 3m, the rear extension conforms with the Adur SPG Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

The loft conversion will not provide any dormers only 4no. rooflights (2no. to the front roofslope and 2no. to the rear roofslope). The provision of these rooflights will not be

out of keeping with the street scene where there are a few properties existing with rooflights.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

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

**Informatives:-**

1. Approved without amendment
2. Highway licence

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

Case Officer: Eve Hearsey Date: 25.05.2022

Authorised by: Peter Barnett Date: 25 May 2022