Development Management – Delegated Officer Report

Application Number: AWDM/0534/24 Recommendation: APPROVE

Site: 1 Park Lane, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 13th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a large detached, character property within a street of various style dwelling houses and flats in Southwick near Southwick Green. The building is currently divided into flats at ground and first floor. There is parking and access to the rear of the site via Victoria Road.

To the rear is an existing flat roof, single storey extension. Consent is sought to remove this extension and build a new flat roof single storey extension 4.3 metres in depth. There is a first floor window to be reduced in depth to allow for the roof height. Rooflights are proposed to the roof of the extension with sliding doors to the rear.

Representations: - None received.

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 (December 2023)
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 is to the rear of the site adjacent to the parking and amenity space for the flats and access to a garage block. It will not be visible within the street scene. The extension is larger than the existing extension and will project beyond the rear elevation of the existing building by 1.6 metres. It is in keeping in design and scale with the existing building. The extension will be finished in painted render to match existing.

Residential amenity

The proposed extension is adjacent to the boundary with 3 Park Lane. It will extend beyond the rear of this adjacent building, however there is spacing between the properties. Development Management Standards No.2 states that a depth of 3.5 metres could be permitted if the dwellings were attached. At 4.3 metres with the spacing between it is considered that this relationship is acceptable and that no loss of light or overbearing impact would occur. There is a window on the side of the neighbouring building facing the existing dwelling. This already has limited light and outlook and the extension will not give rise to any increased detriment in this case which would warrant a refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west or east elevation of the extension.

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: 17th May 2024

Authorised by: Peter Barnett Date: 17 May 2024