Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0088/13

Site: **2 Roman Way, Southwick**

Proposal: **Proposed single storey side extension**

Date of site visit: 15th February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal site is a semi-detached bungalow set towards the rear of a long, narrow plot on the north side of Roman Way. It lies perpendicular to the rear of properties on Roman Road to the east. There is a detached garage at the north east of the site accessed via a long driveway in excess of 35m deep.

There is a 2m high fence on the eastern boundary between the application property and No's 3 and 5 Roman Road and a low brick wall with trees further south along this boundary.

The rear garden is relatively small and bounded by 2m high close boarded fencing and walls.

There are no existing extensions to the application property.

The proposal is for a single storey side extension in front of the existing garage, with a part flat part pitch roof and glass roof lantern. 3.2 wide by 5.3 x 3.1 at its highest point. Materials to match existing.

Relevant site history

There is no relevant site history.

Consultations:

Adur and Worthing Councils:- The EHO (Environmental Protection) has no adverse comments.

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:

Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposed works would result in upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed side extension would be visible within the streetscene but at some distance from Roman Way and set back. It would appear subservient and would be acceptable in design terms with respect to the host building.

Residential amenity

There would no impact on the attached bungalow to the west, No.4.

The upper part of the proposed extension would be visible from the rear of 5 Roman Road, but by virtue of its modest scale would not be intrusive or overbearing or result in any significant loss of light. There are no windows proposed in the east side elevation although a condition is recommended removing future entitlements as the proposed extension is marginally less than 21m from the rear wall of No.5.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall
4. Permission relates to approved plans:
   Drawing No: 1 dated December 2012 received 25th January 2013.

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

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Jo Sanderson Date: 6th March 2013

Authorised by: Jo Morin Date: 11 March 2013