Expiry Date - 23-10-14

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1198/14

Site: **13 Southdown Road**

Proposal: Refurbishment and extension to existing timber conservatory to east elevation

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (approx.) 7 metres in height, 4.2 metres in width, and 14.5 metres in length.

The application property is a two-storey Victorian period building with timber framed side lean-to with decorative bargeboard.

The surrounding area is an inner neighbourhood of Southwick, residential in its character. It is situated within the Southwick Conservation Area.

Relevant Planning History
None

Consultations (summarised)
None

Representations (summarised)
None

Relevant Planning Policies and Guidance

Adur Saved Local Plan: AG1, AH7, AB4
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test for new development in a Conservation Area.

Visual amenity and impact on Conservation Area

The extension would be built of timber. The detail of interest (the bargeboard and the glass) would be retained and reused in the new structure, which would be of an appropriate scale to the host dwelling.

It would not therefore diminish the architectural and historic value of this period property within the Southwick Conservation Area, and thereby the Area's special character and appearance is preserved.

Residential amenity - neighbours

The proposal is single storey in scale and positioned away from shared boundaries with the neighbours, who would not be adversely impacted upon by way of overbearing/overshadowing/overlooking.

Recommendation

APPROVE, subject to the following conditions:-

1. Standard time limit
2. Approved Plans

Informative:

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 any representations?

Case Officer signed: Matthew Porter Date: 29-9-2014

Authorised and signed by: Peter Barnett Date: 30 September 2014