Development Control – Delegated Officer Report

Application Number: AWDM/0168/20 Recommendation – APPROVE

Site: 22 Springate Road, Southwick, BN42 4LF

Proposal: Single storey rear extension.

Date of site visit: 25.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dormered bungalow, with existing rear extensions. No. 22 is accessed off of a wide pedestrian pavement which sits at an angle to Springate Road. Thereby, there is limited vehicular access to this property and two other neighbouring properties.

The locality comprises predominantly semi-detached bungalows, many with dormers and rear extensions.

The application seeks permission to further extend their property across the full width of the rear of the bungalow to create a level rear elevation in order to provide thereby accommodation for their child. The extension will measure approx. 9.2m wide x 5m deep on the south elevation and 3m deep on the north elevation. The height will be some 3.1m high.

Planning History: None

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 to the proposed development for the single storey extension to the rear.

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 existing rear elevation levels are consecutively stepped from the south up to the north. The adjoining property to the south has a single storey rear extension that directly abuts the boundary with the application site, and protrudes for approx. 3m , the proposed extension will abut the neighbours extension and will protrude some 2m more.

There is a gap of some 1.5m between the side elevation of the existing and the proposed rear extension and the side boundary to the neighbouring properties no.'s 9, 10, 11 & 12 Park Way Close. These properties have outbuildings up to the boundary with the application site, thereby providing a form of screening between them and no. 22 Springate Road

Residential Amenity

The application site is to the north of the adjoining neighbouring property no. 24 Springate, therefore the additional piece of the proposed extension that will be visible beyond the existing extension of no. 24 will not result in any material overshadowing to the neighbour. Further as stated above, the contiguous neighbouring properties within Park Way Close have outbuildings onto their rear gardens, thereby the proposed rear extension will not result in any material loss of residential amenities to the neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in south side elevation facing no. 24 Springate Road

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 27.03.2020

Authorised by: Peter Barnett Date: 27 March 2020