Expiry Date - 09/07/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1539/13 Recommendation – APPROVE

Site: 81 The Green Southwick Brighton West Sussex

Proposal: New bay window, replacement rear extension and tile hanging to first floor.

Date of site visit: 27th May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Southwick facing the Southwick Green and Conservation Area. The dwelling is a two storey semi detached house with an existing south porch and rear single storey addition. To the rear of the dwelling there is a garden and the land is generally level in topography. The neighbouring dwelling to the north has a single storey rear addition and the common boundary is enclosed by fences and otherwise vegetated.

Permission is sought to erect a single storey hipped surround flat-roofed rear extension 4.2m deep at its longest, the full width of the dwelling and a maximum of 3.3m high. It would have a roof light, south facing French doors and rear windows but no north side windows. The extension would be inset at its northern flank to extend to only 3.5m in depth. The application also seeks permission for an angled bonnet roofed 500mm-projecting front bay and tile hanging to the first floor.

Materials would match the house as existing.

Relevant Planning History

ADC/0002/11 - Formation of opening in south side boundary wall with brick piers (to form access from Oldfield Crescent to proposed hardstanding). Permitted

Consultations:

AW EHO – Full potential contamination condition requested.

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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle.

Visual amenity

The rear extension would be visible from the Oldfield Crescent side and from The Green above the flint wall and fence that enclose the southern boundary. The modest proportions and matching design features of the rear extension and front bay would mean that the street scene and visual amenities of the locality would be unharmed as would the character of the Conservation Area.

It is further considered that the proposals will have no adverse impact on the character and appearance of the existing dwelling especially given the degree of harmonisation of the proposed addition with the house.

Residential amenity

The main property to be affected is 83 to the immediate north. The low rise form of the rear extension would ensure that loss of direct sunlight would be minimal, given even in mid-Winter, the sun would still appear above the extension's roof at midday.

The extension would also lead to no impression of undue dominance notwithstanding the length of facing wall on the north side but it must be noted that this length and inset form of wall meets accepted SPG design standards. The absence of north facing windows other than the bay window would mean that there would be no loss of privacy to no. 83.

2 Oldfield Crescent the neighbouring dwelling to the west has no facing side windows that would be directly affected by the extension given boundary enclosures present and would otherwise suffer no material loss of amenity.

Informative

The Local Planning Authority has acted positively and proactively in determining this application and as a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in

accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Recommendation: Approved subject to conditions:

- Time Limit
- Contamination
- Matching materials
- No north side windows
- Approved plans. Location plan, Unnumbered floor plan and drawing nos. BR01, BR04 and BR05RevC and the front bay plan as shown on drawing no. BR02 all received 14 May 2014

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

Case Officer: Lawrence Simmons Date: 18/6/14

Authorised by: Jo Morin Date: 18.06.2014