Development Management – Delegated Officer Report

Application Number: AWDM/0575/22 Recommendation: APPROVE

Site: 16A Victoria Road, Southwick, West Sussex

Proposal: Two storey rear extension and first floor front extension

Date of Site Visit: 21st June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling to the rear of 16 Victoria Road Southwick, it was permitted following an appeal of refused application ADC/0062/07. It is a two storey chalet style building with its own access, parking and amenity space.

Consent is sought here to remove an existing rear conservatory and build a two storey extension on a larger footprint. Also proposed is a first floor front extension and enlargement of an existing side dormer. Amended plans have been received following officer advice to reduce the footprint of the two storey rear extension to be inline with the footprint of the existing conservatory. These plans are for consideration here.

Representations

1 representation has been received from the owner/occupier of no. 6 Waterdyke Avenue objecting on the following grounds: -

- The appeal decision states that no first floor windows or dormers shall be constructed above ground level.
- The design of the rear extension changes drastically from a glazed structure to a solid two storey extension.
- Large first floor window to the rear which overlooks property.
- My property is in the Conservation Area and this building will have a greater negative effect on the overall area and outlook.

Adur District Conservation Area Group - Approve

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 (July 2021)
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 dwelling is set back behind properties in Victoria Road, it is only visible in glimpses from the street. It is visible from properties to the rear in Waterdyke Avenue however there is heavy tree screening surrounding the site. The proposed two storey extension to the rear will increase the bulk of the building at first floor, it is however still set in from the boundary to the rear. The front first floor extension is above the existing ground floor area. Amenity space will remain unchanged and the overall scale of the building is considered to be relative to the site area. It is not considered that these additions represent overdevelopment in this case. There will be no harm to the setting of the Conservation Area.

Residential amenity

The extensions will not have any adverse impact upon the properties to the front of the site in Victoria Road, the dwellings are positioned a significant distance away from the site and a front window already exists. To the rear the first floor will be closer to the properties to the rear than existing and the appeal decision does refer to limiting any first floor windows except those which are hereby approved. On balance it is considered that the rear first floor window can be permitted however that this would need to be obscurely glazed up to 1.7 metres above finished floor level to limit any overlooking toward the dwelling to the rear. There are also rooflights serving this room so sufficient outlook will be provided. This overlooking is also oblique and not direct in this case toward the property to the rear in Waterdyke Avenue, on balance this can be supported. The applicant's agent has agreed to this condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscurely glazed and high level opening only up to 1.7 metres finished floor level.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th July 2022

Authorised by: Peter Barnett Date: 19 July 2022