Development Management - Delegated Officer Report

Application Number: AWDM/1713/19 Recommendation – APPROVE

Site: 13 Springate Road, Southwick, Brighton

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Date of site visit: 19/11/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow within a street of mainly semi detached bungalows some with rooms in the roof. There are dormers visible within the street scene.

There is off street parking to the front of the property and a garage/outbuilding to the side/rear. As existing there is a flat roof conservatory to the rear of the bungalow. Consent is sought to remove the conservatory and build a single storey flat roof brick built extension in materials to match the existing building. The extension is to be the full width of the bungalow and 4 metres in depth.

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 extension is to the rear of the bungalow, it is therefore not visible within the street scene. It is considered to be in keeping in scale and appearance with the existing bungalow, it is not overly large. Materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site, no. 11 to the north and no. 15 to the south. The extension is to be set in from both boundaries however it is closer to the boundary with no. 11. However there will be no adverse impact in this case, the garage at no. 11 is adjacent to the boundary and does therefore screen the boundary.

To the south the boundary with no 15 is at a greater distance. It is not considered that the extension will have any adverse impact in this case. At 4 metres, it is 0.5 metres deeper than the distance recommended as acceptable for a semi detached dwelling abutting a boundary. However, in this case the property is detached and distance between properties makes the addition of 0.5 metres acceptable. There will be no loss of light or overbearing impact in this case. No windows are proposed on either side of the extension and a condition is attached to ensure that this remains the case to avoid any overlooking to adjacent neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 2.12.19

Authorised by: Peter Barnett Date: 2 December 2019