Development Management – Delegated Officer Report

Application Number: AWDM/0162/24 Recommendation: APPROVE

Site: 163 Downsway, Souhwick, West Sussex

Proposal: Single storey rear extension and rear dormer and rear decking

Date of Site Visit: 27th February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application is a semi detached chalet bungalow within a street of similar properties. A Certificate of Lawfulness was issued under AWDM/0424/21 for a rear flat roof dormer and a householder application for permitted development for prior approval was granted for a single storey extension to the rear of the property. AWDM/1526/23. The current application seeks consent for both these developments to be constructed at the same time which involves the dormer and single storey extension becoming attached. Therefore the works are technically not permitted development and planning consent is required.

The plans also show some new raised decking to the rear of the extension.

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 (December 2023)
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

Both the single storey extension and rear dormer are to the rear of the property, the dormer is large and does dominate the roof slope. However there are many other flat roof dormers visible within the street scene and locality and in this case the dormer has been deemed to be permitted development if built independently. Therefore the 'fallback' here is that the dormer could be built. As stated above the single storey extension has also been deemed permitted development and again could be built independently at any time. The matter for consideration here is that the two developments would be physically connected if built together. The impact of this is not considered to have any adverse impact. There would be no justification to warrant a refusal in this case in the light of the previous applications.

Residential amenity

The main properties to be affected are those either side of the site and to the rear. Again as above the rear dormer can be built under permitted development so a refusal could not be warranted on the ground of overlooking. The attachment to the single storey extension below would have no greater impact and would not be harmful to the residential amenities of the occupiers of the properties on either side of the site.

The ground floor extension is 4.5 metres in depth which is deeper than that recommended under Development Management Standards which is 3.5 metres. However there is an open structure to the rear of the attached dwelling which limits light to the rear of the neighbouring property. Also taking on board the 'fallback' and that an extension at this depth could be built under permitted development (and has previously been approved via the prior approval process) and the impact would be no different, this is therefore acceptable.

The rear decking continues at the level of the extension and being set away from the rear of the neighbouring properties it is not considered to have any adverse impact and is at the same level as the existing raised platform at the site.

Taking into account the planning history of the site no refusal would be warranted in this case.

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

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: 5th March 2024

Authorised by: Peter Barnett Date: 5 March 2024