Development Management – Delegated Officer Report

Application Number: AWDM/0047/24 Recommendation: Approve

Site: 19 Downsway, Southwick

Proposal: Proposed single storey rear extension with rear decking

Date of Site Visit: 31 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow on the west side of Downsway. It is proposed to construct a single storey extension at the rear measuring 3.6m deep. It will be flat roofed with a false pitch around the edge, 3.6m high. A small area of raised decking (0.5m high) is proposed at the end of the extension. It will be 0.6m from the boundary with 17 Downsway to the south.

Planning History:

None

Consultations:

None

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

The proposal is a modest addition which respects the character and appearance of the dwelling. Being at the rear it will have limited visual impact.

Residential amenity

19 Downsway is detached from its neighbours and projects slightly further into the rear garden than No.17 to the south. Consequently, the 3.5m extension will result in it projecting approximately 4.5m from the rear wall of No.17. This is quite a deep addition but the dwellings are not attached and the extension will sit to the north of No.17. Consequently, it is not considered that the impact on the light and outlook for the occupiers of No. 17 will be adversely affected to such an extent as to warrant refusal.

The decking will not result in a significantly greater level of overlooking than can already be achieved by standing in the garden.

To the north, No. 21 is separated from the site by a shared drive. There is a rear extension at the property with several clear side windows facing south. In order to maintain privacy it is recommended a proposed window on the north side of the extension is required to be obscure glazed. The extension itself will not harm light or outlook to No. 21 to any significant extent.

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.
5. Obscure glaze north side window

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: Peter Barnett Date: 7 February 2024

Authorised by: Gary Peck Date: 7 February 2024