Development Control – Delegated Officer Report

Application Number: AWDM/0574/13 Recommendation – APPROVE

Site: 63 The Green, Southwick, Brighton, West Sussex, BN42 4FX

Proposal: Demolition of existing conservatory and erection of single storey side/rear extension

Date of site visit: 5 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the west side of The Green, within the Southwick Conservation Area. There is a two storey outrigger at the rear, in common with its attached neighbour to the north, and a conservatory at the end of the outrigger which is the same width.

The application proposes to remove the conservatory and to construct a single storey extension along the entire south side of the outrigger, infilling the gap to the boundary with 61 The Green which is divided into two flats with a building in the rear garden which is also in use as a separate dwelling (The Bungalow).

The proposed extension will measure 6.2m long, 3m wide and 3.6m high to the top of the mono pitched roof (2.6m to the eaves).

Consultations

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, 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. 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 extension is at the rear and will not be visible from The Green or have an adverse impact on the character and appearance of the Conservation Area. The scale and form of the extension is considered to be sympathetic to the original building and does not result in harm to its character and appearance.

Residential amenity

The extension will infill the space between the outrigger and the boundary and has the potential to leave a rather restricted outlook for the occupiers of the ground floor flat. However, the boundary of the flat does not run up to the boundary wall with No.63 as there is a path leading to The Bungalow which separates them. The flat has very small courtyard which is enclosed by a panel fence and it is not considered therefore that the proposed extension would have an overbearing or adverse impact as a consequence of this arrangement, particularly as the roof of the extension will slope away from the boundary.

The front of The Bungalow will be in line with the end of the extension and any impact would only be onto the glazed front entrance door rather than any habitable area. Consequently, it is not considered that the extension will have an adverse impact on that property either. No other properties are considered to be affected by the proposal.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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.

Informative: Precautionary contamination.

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

Case Officer: Peter Barnett Date: 26 June 2013

Authorised by: Gary Peck Date: 27 June 2013