Development Control – Delegated Officer Report

Application Number: AWDM/0540/17 Recommendation – APPROVE

Site: 61 Cross Road, Southwick, BN42 4HH

Proposal: Single storey rear conservatory attached to existing rear addition.

Date of site visit: 11.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on a corner site with Cross Road to the northeast and Phoenix Crescent to the south east. It has a low fence to the front and part of the side, (approx. 1m), before it rises up to approx. 2m in height along the main of the side. The property is rendered and has a half hip roof. There is also a full width single storey flat roof rear extension and a garage at the back of the land, fronting Phoenix Crescent.

The street scene comprises various sizes and house designs. Being a corner site, no. 61 is quite prominent in the street scene.

Proposal

Permission is sought for a single storey conservatory extension to be positioned on the rear of the existing extension.

The conservatory will measure 3.2m deep x 5.25m wide and will have a height of approx. 2.8m at the rear (2.6m at its edge next to the existing bungalow).

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would lower than the existing rear extension and not as wide, thereby it will be subservient to the existing rear extension, together with the fact that it will be largely glazed; both of these factors will minimize its presence within the street scene.

It will be visually noticeable from the street, specifically Phoenix Crescent, but it will not be out of keeping with the street,

Residential Amenity

The contiguous neighbours to the side and rear, no. 63 Cross Road and no. 1 Phoenix Crescent will not be demonstrably effected by the proposal given the distance to them, i.e. 5.5m to the boundary with no. 63 and 8m to the boundary with no. 1 Phoenix Crescent; the property opposite within Phoenix Crescent, and no. 55 Cross Road, some 10m to the side boundary. These distances are enlarged as the dwellings are even further away.

This small scale development will not unacceptably impact on the neighbouring properties.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.05.2017

Authorised by: Jo Morin Date: 30.05.2017