Expiry Date – 3/9

Development Control – Delegated Officer Report

Application Number: AWDM/1045/20 Recommendation – Grant

Site: 83 Downsway, Southwick

Proposal: Proposed two-storey extension to south-west elevation with raised patio to rear.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/8

Site and Surroundings

This application relates to a semi detached house on the west side of the road almost opposite the junction with Summersdean. The property has been extended at rear ground floor with a 4 metre deep conservatory, almost full width. An original flat roofed outbuilding which straddled the boundary with No. 81 has been removed, leaving 81's half propped up. This site slopes down to the rear garden boundary which backs on to a vehicular track, pastureland and a cemetery.

These are 1950's ex local authority houses. They are not in a conservation area and are not listed.

Proposal

Permission is sought to demolish part of the conservatory and to erect a two storey rear extension. This follows approval earlier this year for a similar proposal. The differences being it has been widened by 800mm and a 3 metre deep raised patio 80cm in height is also now proposed.

The application has been revised since first submitted to include privacy screens either side of the patio.

The extension is 3.9 metres deep. It is 4 metres in width and extends to within 3.5 metres of the boundary with No. 85 and extends to the flank wall. It will have the same eaves height as the house and a lower ridge line. A painted rendered finish is shown to match the dwelling.

Relevant Planning History

0546/20 - Two storey rear extension. Granted 1.6.2020

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

No other two storey rear extensions are visible locally. However, this extension is proposed at the rear of the building and will be little seen from the road. Glimpsed views through the gap may be possible but with a lower pitched roof it is considered that no harm to overall character will occur.

Neighbour amenity

No. 85, to the north, has a single storey rear extension to the same depth as the conservatory at the site. The proposed two storey extension is 3.5 metres off the shared boundary and will not break a 45 degree angle from the mid point of the nearest first floor bedroom window.

No. 81, to the south, has its front door in the side wall together with a hall window. There are first floor bathroom and landing windows on the side also. It has also been extended to the rear ground floor.

Being due south of the extension it is not considered that light to habitable rooms at No. 81 will be affected. Nor is it considered that the extension will be overbearing.

The ground floor is 800mm above garden level and the existing conservatory has a series of steps down to the lawn. The applicant would like to add a full width 3 metre deep patio. To prevent overlooking of neighbours gardens obscure glazed privacy screens have been added to each end of the patio.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Privacy screens erected prior to first use and retained*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 21.8.20
Authorised and signed by:	Gary Peck	Date: 24 August 2020