Development Management - Delegated Officer Report

Application Number: AWDM/0840/15 Recommendation – Approve

Site: 8 Church Lane, Southwick

Proposal: Construction of single storey rear extension

Date of site visit: 26 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling located within the Southwick Conservation Area. It has a single storey 'outhouse' at the rear, in common with the other dwellings in the street, and a rear conservatory. It is proposed to demolish the existing rear projections and to construct a new single storey extension across the rear of the house, measuring 4m in depth and 2.9m high. It will be flat roofed.

The application has been amended from its original submission to remove a hip to gable roof extension with large rear dormer. The single storey rear extension has been reduced in depth from 5m to 4m.

Relevant site history

None

Consultations

Conservation Advisory Group: Approve

Representations

1 letter received from the occupiers of 6 Church Lane confirming that they have no objections to the plans and they do not believe that the single storey extension would have any adverse effect on their property.

Relevant Planning Policies

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 (March 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 the Conservation Area.

Visual amenity

The rear extension will be flat roofed and has little architectural merit. However, it will not be readily visible from the street and the development is therefore considered to preserve the character and appearance of the Conservation Area.

Residential amenity

The depth of the extension at 4m is larger than that recommended in the Council's DC Standards (which specifies 3.5m as being an acceptable depth). However, the thrust of Government policy is to allow larger householder extensions where there is no objection from neighbouring occupiers. In this case, the extension needs permission by virtue of its location within a Conservation Area but the attached neighbour at No.6 has written to confirm that they have no objection to the proposal.

The extension may cause some 'tunnel effect' to the nearest neighbouring window, by virtue of its height and proximity to the boundary, with the neighbour's own rear 'outhouse' extension on the other side of the window. However, it is not considered that it would be so adverse as to warrant refusal of the application, particularly in view of the support from the neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in side walls of the extension
4. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 10 August 2015

Authorised by: PD Date: 10.8.15