Expiry Date - 18-05-2015

Development Control – Delegated Officer Report

Application Number: AWDM/0391/15 **Recommendation – APPROVE**

Site: **4 Phoenix Crescent Southwick Brighton**

Proposal: **First floor side and rear extension dropping to single storey rear extension, and new roof to existing front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for:

- First floor side and rear extension to measure (at max) 7.8 metres in height, 11.9 metres in length, and 3.7 metres in width.

The application property is a semi-detached two-storey inter-war period property in a quiet residential cul-de-sac. There is an existing conservatory built off the rear.

Relevant Planning History
None

Consultations (summarised)
Southern Water: *requires formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer*

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The dwellinghouse as to be extended would remain domestic in scale. The form and shape of it would be visually integrated and subservient. The side of the application property is tight to a corner of the plot, at the far end of the cul-de-sac and is partly concealed by trees, so the visual contribution the building would make to the street scene is limited. So although bulk would be added to the side of the building, it is designed to ensure the balance and symmetry of the pair of properties would not be disrupted to an extent that would create visual obtrusiveness.

The new roof to the front extension would improve the integration of this existing element with the rest of the building. The fenestration is of matching style and design to the rest of the building. The exterior materials and finishes would also match.

Several other pairs of properties in the cul-de-sac had been altered, with their balance and symmetry altered similarly to the suggested resultant form of this proposal.

For these reasons, the visual impact of the development would not be harmful.

Residential amenity

The neighbours principally impacted upon by this development are the one physically adjoining and those to the northeast along Phoenix Way.

Adjoining neighbour

The majority of the extension is positioned away from this neighbouring building. The rear element of it would remove some light and outlook from the neighbour's rear facing fenestration.

However the extension's flank wall would be sufficiently removed from the neighbour's first floor rear bedroom window to avoid adverse overbearing and overshadowing from occurring (the suggested relationship of these elements would not breach the Council's adopted standards). The part of the extension closest to the shared boundary is to be single storey. The outlook and light received by the neighbour's ground floor fenestration is already curtailed by the existing conservatory, so the additional impact from the new development would be no more harmful than at present.

Overlooking would be oblique in nature, so unacceptable loss of privacy would be avoided.

Neighbours to northeast along Phoenix Way

It is recognised the majority of the extension would bring built form closer to these neighbours. However it would not adversely overbear as the extension is angled away from the shared plot boundary and its roof is hipped away. The distance retained between it and the neighbouring buildings (20 metres) would negate the potential for overshadowing. No loss of light of these neighbour's habitable rooms would occur.

Adverse overlooking and loss of privacy would be avoided due to the absence of clear glazed windows/openings at first floor in the flank of the extension. The sole window proposed would be obscured and can be made top hung.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans unless otherwise stated in condition
3. Exterior materials to match
4. Notwithstanding “pd” no further windows/openings at first floor in side elevation
5. First floor window in side to be obscured and top hung

Informatives

1) *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.*

2) *A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgate, Otterbourne, Hampshire S21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk*

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 5-5-15

Authorised and signed by: Peter Barnett Date: 6 May 2015