Development Management - Delegated Officer Report

Application Number: AWDM/1801/15 Recommendation – Approve

Site: 61 Holmbush Way

Proposal: Replacement rear single storey extension

Date of site visit: 13-01-16
Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in an outer residential suburb of Southwick.

The proposal is for a single storey rear extension to measure (at max) 3.8 metres in height, 4.3 metres in length, and 6.1 metres in width.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be visually subservient and of a sympathetically domestic scale to the host dwelling. It will be built of matching exterior materials and finishes. The angle of the roof pitch would match that of the existing rear gable. The fenestration would match the main house.

Residential amenity

The neighbours principally impacted upon by this development are those to either side (it is physically removed from the remainder including those at the rear by way of overlooking).

Adjoining neighbour to west

This neighbouring property has a habitable room window close to the shared boundary with the application site. The proposal would reduce outlook and light to this room.

However, the aspect to this room is already curtailed by that homeowner's self-imposition of the existing boundary treatment on the neighbour's side.

The extension eaves are in line with the existing rear off-shoot. The extension is set off from the boundary. Both reduce the severity of resultant overbearing and overshadowing, so neither would be adverse.

Neighbour to east

Sufficient distance would exist between the extension and this neighbouring building so as to avoid resultant harm by way of overbearing and overshadowing.

Overlooking would not be unacceptable as the majority would be screened by boundary treatment.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials and finishes to match

Informative
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.

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

Case Officer: Matthew Porter Date: 9-02-2016

Authorised by: Peter Barnett Date: 9 February 2016