# Development Management – Delegated Officer Report

**Application Number: AWDM/1086/17 Recommendation – APPROVE**

**Site: 27 Holmbush Way Southwick**

**Proposal: Single storey rear extension to north elevation**

**Date of site visit:** 22.08.17

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The application relates to a modest, semi-detached bungalow on a corner plot on the north side of Holmbush Way with Paythorne Close to the west. The street comprises of similar style bungalow many of which have been extended and altered. The ground level of the site increases from south to north.

Consent was originally sought for extensive roof additions including hip to gable extensions and a dormer extension. Due to the prominence of the site being on high ground level and on a corner plot and due to the bulky scale and unsympathetic design it was considered that the proposed works to the roof could not be supported. These works were consequently removed from the application.

A rear single storey addition was also proposed with a part hipped flat roof. A large roof light is proposed, this extension is to create a kitchen, dining space. This extension was proposed the full width of the rear elevation of the bungalow and 4 metres in depth. It was considered that the depth of 4 metres adjacent to the boundary was detrimental to the adjacent, attached bungalow and therefore a reduction to 3.5 metres adjacent to the boundary was sought. Amended plans have been received and are for consideration here.

**Representations:** None received.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan Policy 15 (2016)
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 is to the rear of the dwelling, however the site is prominent and the rear extension will be visible from the adjacent highway and from the cul-de-sac to the rear. It is considered to be appropriate in scale and design. The stepped in design will not be visually detrimental. The flat roof design with part pitch allows for the height to be limited and the extension to not over dominate the dwelling. There is a similar flat roof addition on the opposite side of the cul-de-sac to the west. This addition will not be out of character in this case.

***Residential Amenity***

Due to the corner position the main dwelling to be affected is that adjacent to the east, no. 29. As stated above this dwelling has a rear conservatory adjacent to the boundary. The extension as originally submitted at 4 metres would be overly deep and would result in an overbearing impact in this case. The side windows of the conservatory are clearly glazed. The reduction to 3.5 metres will comply with the Council's Development Control Standards and reduce the impact to an acceptable degree. Therefore no significant loss of light, privacy or overbearing impact.

**Recommendation**

**APPROVE**

1. Standard time limit
2. materials to match
3. no openings on the eastern elevation
4 approved plans

***Informative***

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 29th August 2017

Authorised by: Jo Morin Date: 29.08.2017