Development Management – Delegated Officer Report

Application Number: AWDM/0947/15 Recommendation: APPROVE

Site: 121 Downsway, Southwick

Proposal: Single storey front extension

Date of Site Visits: 8 & 13 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a semi-detached house on the western side of Downsway, amidst a row of similarly proportioned dwellings on that side of the road although some have projecting gables to the front. The front elevations of the dwellings are set down from the road level with the properties being accessed by steps.

The proposal is described as a single storey front extension but is effectively a large porch measuring 2.7 x 1.6 metres

Planning History:

None previously relevant, but there are also current applications for a rear extension (householder scheme) and roof extension (LDC)

Consultations:

None undertaken

Representations:

2 letters of objection have been received although 1 of the letters is a replica to that submitted under reference AWDM/0943/15 in respect of the rear extension and appears to clearly relate to that proposal. The second letter does relate to this proposal and objects on the grounds of loss of light and potential overlooking.

(Note: the second objection was discussed with the neighbour on a site visit to that property and it was clarified that the size of the extension was not as large as the neighbour had thought without seeing the plans)

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks to improve existing housing stock within the defined built-up area to which there is no objection in principle.

Although there are no other comparable examples of such a proposal in the immediate environs, the visual aspect of the proposal would be limited by virtue of the building being set down from the road and it is not considered that the application could be resisted on that basis.

In terms of the impact upon neighbours, the proposal was viewed from both neighbours either side. The effect on the adjoining neighbour to the south would be limited as the proposed extension would be the far side of the main bay window serving the front of the property meaning that at best the proposal could be viewed only very obliquely by that neighbour.

With regard to the neighbour to the north, the side accesses serving both properties form a gap between the two properties and so although the porch would be on the northern side of the subject property, it is considered that there would be sufficient distance from the porch to the neighbouring property for there to be no adverse impact.

The application is considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Matching Materials
03 No windows (south)
04 Approved Plans

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

Case Officer: Gary Peck Date: 23 July 2015

Authorised by:  Date: 29th July 2015