Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0895/13

Site: **2 Oldfield Crescent Southwick, West Sussex**

Proposal: **Enlarged garden room (amendment to previously approved application AWDM/0647/12)**

Date of site visit: 21st August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling house which is adjacent to the boundary of the Southwick Conservation area. Southwick Green is located to the east of the site. Permission was granted in 1993 for a two storey extension on the east side and rear of the dwelling house with a hipped roof over an existing flat roof side extension and a balcony at rear. There was also consent at this time for a conservatory to the rear.

Permission was granted under AWDM/0647/12 in August 2012 to demolish the existing rear conservatory and to erect a single storey hipped roof brick and tile extension to provide a breakfast room and utility. The approved extension was larger than the existing conservatory, 5.3 metres wide, 5.6 metres in depth and with a maximum height of 3.6 metres. Bi-folding doors onto the garden with windows on the side elevations. Roof lights in the three roof slopes with a flat roof light on the top of the extension.

Also approved under this permission was a single storey store to the western side of the building. This is to be built within the existing wall which is sited within the boundary of the site and to adjoin the side elevation of the existing house. The wall is to be built up in brick to match on the western side. A flat felt roof is proposed with dummy pitched roof. The store is 2.4 metres wide with an up and over garage door to the front and rear and is 4.9 metres deep.

The current application seeks consent to enlarge the single storey extension to the rear. The depth is to remain as previously approved with the width increased to 6.55 metres to incorporate a utility room.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed enlarged rear extension the relevant considerations are the effects on the character and appearance of the locality and existing building and the impact on residential amenity.

Visual amenity

As with the previously approved rear extension the proposed, enlarged rear extension would not be a prominent feature within the street scene although it would be visible from oblique views down the side of the property. Due to the use of materials it would be more in keeping with the character and appearance of the existing building than the existing conservatory. The extension does extend beyond the side wall of the existing house by 2.5 metres. However due to the set back of 10 metres from the front of the house and the store roof offering some screening this is not considered to have any adverse impact on the character and appearance of the street scene or the existing building.

Residential amenity

The main property to be affected by the proposal is no. 4 Oldfield Crescent to the west. The garden room is proposed to be increased in width to extend 2.5 metres beyond the side of no. 2. It will abut the boundary with no. 4 however due to the garage at no. 4 the extension is not directly adjacent to the main dwelling house of no. 4. There is also vegetation along the boundary at no. 4 which would further screen the proposed extension. The extension as amended and enlarged is not considered to result in any significant loss of light or overbearing impact that would warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Approved plans

Informatives: -

1. 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: Hannah Barker Date: 12th September 2013

Authorised by: Jo Morin Date: 16.09.2013