Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0824/13

Site: **Cleeve, The Cotswolds Southwick**

Proposal: **Single storey front extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey front extension to measure (at max) 3.2 metres in height, 2.7 metres in length, and 4.1 metres in width

The application property is a forward fronting gabled detached two-storey property in a small quiet residential cul-de-sac immediately off The Green. The walls are multi-toned brick with hanging tile.

Relevant Planning History
None

Consultations
Worthing and Adur: *Environmental Health contamination officer* request precautionary contamination condition

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan (WBC 2003) (saved policies): AG1, AB4, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of the residential accommodation is acceptable in principle subject to it satisfying the test of new development affecting the setting of a Conservation Area.

Heritage Assets and visual amenity

The scale of the extension is sympathetic to the main building as it is suitably subservient. It has matching exterior materials and finishes, and the design of the fenestration and the fascia of the flat roof are in keeping with the visual character and

architectural appearance of the host building. The setting of the conservation area is preserved.

Residential amenity

The extension is physically removed from immediate neighbours so as to avoid harm arising onto their living conditions by way of overbearing and/or overshadowing effect, and overlooking/loss of privacy.

Contamination Land
The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE Planning Permission for the reason:-

The proposed development would not detract from the local environment including the setting of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Adur 'saved' policies AG1, AB4, AH7 and the policies set out in National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/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 any representations? N

Case Officer signed: Matthew Porter Date: 30-7-13

Authorised and signed by: Peter Barnett Date: 8 August 2013