Development Control – Delegated Officer Report

Application Number: AWDM/1128/17 Recommendation – APPROVE

Site: 34 Summersdeane, Southwick, BN42 4QU

Proposal: Replace two existing storage buildings with single storey rear extension with raised patio area to east elevation and provide disabled ramp along south elevation of building and along southern boundary of front garden to pavement/

Date of site visit: 07.12.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is a two storey semi-detached dwelling located on the east side of Summersdeane and loops off the main shoot of the road behind a small segment of green space. Trees form the rear boundary and the property backs onto a large green area marked on the map as a Playing Field and Allotment Gardens. The site is on raised land with the path to the house also rising. The rear has 2no. separate brick sheds approx. 1.1m from the rear of the existing dwelling.

The proposal seeks permission to adapt the existing rear sheds into an attached room to the dwelling, supplying a wc. It will provide double glazed windows and doors and insulation to the walls and roof.

A graded ramp will be provided from the front gate to the side of the house then will meet up with a concreted patio between the path and the shed. This all will enable wheelchair access into and out of the rear of the house; it will also enable the wheelchair user to store and move the bins.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Development Management Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan 2017: Policy 15
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 and how the proposal affects the character of the area

Visual Amenity and Impact upon Character and Appearance of the Area

The adaptation of the rear sheds will not have a material effect on the neighbouring properties or the street scene, particularly given it is purely adapting the existing sheds providing replacement/additional windows and doors. It will not be readily viewed from the street.

The graded path for wheelchair access will be following the existing pathway, and the patio area to the rear side will not impact onto the neighbours as it is not be raised to any significance above the grass level.

Residential Amenity

The adapted rear room, will not result in any demonstrable overlooking etc. of neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.12.2017

Authorised by: Peter Barnett Date: 20 December 2017