Development Management - Delegated Officer Report

Application Number: AWDM/0171/20 Recommendation – APPROVE

Site: Flat 2, 5 Southview Road, Southwick

Proposal: Proposed infill conservatory at first floor and provision of external cladding to west elevation. (Revision to previously approved AWDM/1087/19)

Date of site visit: 23rd May 2019 (PB at pre app)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a flat which occupies the first and second floor of a terraced property in Southview Road, Southwick. Flat 1 is the ground floor. To the rear of Flat 2 there is external access at first floor to a terrace enclosed by wooden balustrade and the rear projection of the existing property on one side and the neighbouring property to the other. The terrace is within a recess above a flat roof.

Permission was granted in September 2019 to enclose this area with a conservatory with glazing to the roof and rear, the existing side walls were to enclose the space to either side. The conservatory would not extend beyond the recessed area and is to the rear of the site. Also permitted at this time was white weatherboarding cladding to the rear elevation of Flat 2

Also proposed here is white weatherboarding cladding to the rear elevation of Flat 2 only. As existing the building is white rendered.

Consent is sought here to amend the original consent to increase the height of the conservatory by 0.7 metres.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As originally permitted the conservatory as amended is to the rear of the property and is therefore not visible within the street scene. The conservatory addition as permitted although elevated is positioned within an existing recess, it is considered to be subservient and not a prominent feature. The white uPVC will be in keeping with the white of the building and the white window frames. Along with the white cladding that will not be a detrimental feature in this case. The proposed height increase will mean that the conservatory will not be totally screened in the recess from either side of the site. The roof height will exceed the adjacent projection and will therefore be visible along the row of terraces from adjacent neighbouring properties. It is however not considered that this increase will not be significant and will not impact upon visual amenity.

Residential amenity

As previously assessed it was not considered that the proposed conservatory impacted upon residential amenity as stated here: -The existing terrace at the property does as existing result in some overlooking to neighbouring properties to the rear. The terrace was approved in 2005 and since this time 5A to the rear of the site has been converted into a dwelling. The enclosure of the terrace for use as a conservatory will result in an increased use of this space however this will not result in any significant overlooking than currently exists. It will be set within the recess therefore limiting any overlooking. On balance, taking into account the current situation this development is acceptable. The increase in height of the roof although visible from neighbouring properties is not at a height which will result in any loss of light or overbearing impact to neighbours. It will protrude above the adjacent projection and being limited to an increase of 0.7 metres it is not considered that there will be any adverse impact here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Hannah Barker Date: 7th June 2020

Authorised by: Peter Barnett Date: 8 June 2020