Expiry Date – 19/4

Development Control – Delegated Officer Report

Application Number: AWDM/0282/19 Recommendation – Grant

Site: 12 Church Lane, Southwick

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/3

Site and Surroundings

This application relates to a semi detached inter war house on the north side of Church Lane. The property has a driveway on its west side.

The site is not listed but is within Southwick conservation area.

Proposal

Permission is sought to erect a 3 metre deep, 3.1 metre high flat roofed rear extension. The extension is to be timber framed and timber clad.

Relevant Planning History

None.

Consultations

Adur Conservation Group : supports

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
Southwick Conservation Area Appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No.10 does not have a rear extension on the shared boundary but has an extended half width addition on the far side of its rear elevation. The proposed addition is less than 3.5 metres in depth. The patio doors in No. 10 will be in a form of tunnel but as the extension is very close to permitted development limits it is not considered that planning permission could be withheld for it under the terms of DM Std 2.

No. 14, to the west, is the other side of the applicant's driveway and has its own rear extension. It has two high level windows in the ground floor side wall. The proposed dining room side window will not overlook No. 14.

No significant harm will occur.

Character/visual

The extension is at the rear and very typical of rear extensions. It will not be harmful to visual amenity or heritage.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as shown
4. No side windows

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? No.

Case Officer signed:	MOK	Date: 2.4.19
Authorised and signed by:	Peter Barnett	Date: 2 April 2019