Development Control – Delegated Officer Report

Application Number: AWDM/0257/13 Recommendation – Approve

Site: 24 Cromleigh Way, Southwick, Brighton

Proposal: Single storey rear extension and raised patio area with 1 metre balustrade (Details of balustrade to be provided at a later date)

Date of site visit: 20th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling located on the south east side of Cromleigh Way. On this side of the street the dwellings are lower than the street level as the ground levels drop to the south. The rear garden comprises of a patio to the rear of the house where there is an existing conservatory. Steps lead down to the main lawned garden area which slopes down to the rear boundary. There is a garage building to the rear of the dwelling which is sunken into the ground. This appears to be original as all neighbouring properties have garages of matching design there is vehicular access to the garages via the rear.

Permission is sought for the demolition of the existing rear conservatory and the erection of a single storey rear extension the full width of the existing dwelling. It is 6.95 metres wide, 3.9 metres in depth with a flat roof to the height of 2.8 metres. A centrally positioned roof lantern is proposed to a maximum height of 3.3 metres. The proposed extension will bring the rear of the dwelling to the edge of the existing raised patio. To gain access to the proposed extension a raised patio area with retaining wall, steps and 1 metre high balustrade is proposed leading directly from the rear of the extension, extending onto a lower level patio area to the eastern side of the garden.

Representations: 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

The proposal comprises upgrading of 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

The extension and raised patio area are to the rear of the dwelling and are therefore not visible within the street scene. They will however be visible from the open space to the rear of the dwelling. It is considered that the extension is appropriate is scale, size and design and relates subordinately to the main dwelling. It will abut the extension at the adjacent, attached dwelling to the south. No details of the proposed balustrade are provided other than the height being 1 metre, a condition is therefore attached for details to be submitted and approved prior to commencement of works.

Residential amenity

The main dwelling to be affected is no. 22 to the south which has an existing single storey extension. The proposed extension will abut this extension at no. 22 and extend to the same depth. Beyond where the extension will be is the proposed raised patio with balustrade. This will abut the boundary with the attached dwelling also and will extend to a depth of 1.5 metres. As existing there is a low level wall along the boundary at no. 22 and no boundary treatment at the application site. The proposed raised patio will result in the raising of the ground level in close proximity to the boundary with no. 24 to a depth of 1.5 metres. The main patio doors from the extension to the rear garden are also in close proximity to the boundary, there will therefore be increased activity in close proximity to the neighbouring property. As existing this would be an unneighbourly form of development. A condition is therefore attached for details of a privacy screen to be submitted and approved by the Local Planning Authority prior to commencement of works. This should extend the depth of the raised patio along the boundary and be to a height of 1.8 metres.

There will be no adverse impact on the dwelling to the north, no. 26. There are no windows proposed in the side elevation that will result in any overlooking or loss of privacy.

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
3. Approved plans
4. Details of the appearance and finish of the proposed 1 metre high balustrade shall be submitted to and approved by the LPA. The

balustrade shall be installed in accordance with the approved details and shall be erected prior to commencement of use of the raised patio hereby permitted.

5. Prior to commencement of works details of the appearance and finish of a proposed privacy screen shall be submitted to and approved by the LPA. To be erected adjacent to no. 24 Cromleigh Way. The screen shall be 1.8 metres in height and shall be installed in accordance with the approved details and shall be erected prior to commencement of the use of the rasied patio hereby permitted.

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: 3rd September 2013

Authorised by: Jo Morin Date: 5 Sept 2013