Development Management - Delegated Officer Report

Application Number: AWDM/0304/20 Recommendation – Approve

Site: 252 Old Shoreham Road, Southwick

Proposal: Single storey extension attached to existing extension South elevation

Date of site visit: 13 March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi-detached house on the south side of Old Shoreham Road. It has a flat roofed rear extension, recently constructed, and the footings have been constructed already for the current proposal, a conservatory-style extension built off the previous extension. The ground level drops to the south (rear) and the extension has been built up on its south side in order to create a level floor.

It measures 3.1m deep across the full width of the property and 3.4m high, measured from the southern end. It has a shallow pitched roof and glazing on all sides. Steps are proposed to enable access to the garden.

Relevant Planning History

AWDM/0796/17 - Single-storey rear infill extension to south elevation.

Consultations

None

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

The extension is at the rear and is a modest size. It is effectively a 'double' extension, coming off the rear wall of a previous extension, and will reduce the garden area further. The garden was originally quite long and will continue to have a depth of approximately 9m, which is considered to be adequate. The proposal is considered to have an acceptable visual impact.

Residential amenity

The attached property to the west has a rear extension to the same depth as the existing extension at No. 252. The proposal will be 3.1m deep and will not therefore extend beyond the rear wall of the attached property by more than the 3.5m specified in the Council's guidance. There is a fence on the boundary that will provide some screening but it is recommended that a condition is imposed to require the side windows to be obscure glazed and fixed shut below 1.7m.

To the east, there is more separation but less of a screen and views across the decking of the adjoining property are possible. It is recommended that, as well as obscure glazed side windows, a higher fence panel is installed to provide privacy. It is understood that the applicant owns the fence. Amended plans have subsequently been received showing a 2m high fence panel.

With these measures in place, the amenity impact will not be harmful and the application can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze west side windows
5. Fence panel/privacy screen to be installed to height of 2m prior to use

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 1 April 2020

Authorised by: Gary Peck Date: 1 April 2020