Development Management - Delegated Officer Report

Application Number: AWDM/1891/20 Recommendation – APPROVE

Site: 32 Upper Kingston Lane, Southwick, BN42 4YP

Proposal: Householder planning application seeking minor alterations to the single storey extension approved under application AWDM/0920/20. The constructed extension would have a maximum height of 3.29m with a mono-pitch roof with an eaves height of 3m

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Upper Kingston Lane is on rising land and no 32 Kingston Lane, a bungalow, is a situated at the top end (north) of Upper Kingston Lane and is positioned on the east side of the road. On its south side is the access to Hill Farm Cottages. There is a glazed small structure to the rear of the dwelling.

Many properties in the locality have extensions.

The proposals seeks to amend the householder permitted development submission AWDM/0920/20 from August 2020 which sought prior approval for a single storey extension to the rear.

The amendment will take the roof height to 3.29m

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual & Residential amenity

The extension is now largely completed. It is a flat roof extension the full width of the dwelling and 5m in depth and was previously deemed permitted development under AWDM/0920/20, but because the Building Regulations require a 'warm roof' under the up to date regulations, the roof height would need to be increased to 3.29m from 3m to allow for the additional insulation.

The proposed roof height of the extension will be 3.29m at its highest part, closest to the house, dropping to 3m at the end furthest from the house. This increase is 290mm higher than the earlier householder application for permitted development, this figure thereby takes it away from permitted development which requires that the maximum height would be no greater than 3m.

No objections have been received for the prior approval or this current planning application and the building works are nearly complete. It is considered that the extension does not look out of character with the locality and will not result in unacceptable visual or residential harm onto the adjoining residential properties. The increase in height is relatively minor and does not significantly alter the scale or impact of the extension from that previously approved.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials
3. No additional windows in side elevations

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 15.01.2021

Authorised by: Peter Barnett Date: 15 January 2021