Development Management - Delegated Officer Report

Application Number: AWDM/0800/18 Recommendation – APPROVE

Site: 43 Holmbush Way, Southwick

Proposal: Single-storey rear extension to north elevation (to replace existing conservatory.)

Date of site visit: 23rd July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling on the north side of Holmbush Way, the ground level increases here from south to north. The site is a corner plot with Holmbush Way to the south and Oakapple Road to the west. As existing there is a single storey side projection set back from the front of the house which projects beyond the rear elevation. Adjacent to this, infilling the section between the boundary and the side of the extension is a conservatory.

Consent is sought to remove the existing conservatory and erect a single storey brick and tile extension within the same position. A half hipped roof is proposed to match existing. Also proposed is an addition of a small obscurely glazed shower room window to the north elevation. This is shown on the proposed plans.

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 (March 2012)

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

Due to the position of the site, the extension will be visible within the street scene, this is due to the corner plot position and the change in ground levels. The extension will however be replacing an existing conservatory and it will be in matching roof design and materials to match. It is subservient to the main dwelling.

Residential amenity

The main property to be affected is No. 45, attached to the east. The extension will be adjacent to the boundary with this property, although there will be some set in as is the case with the existing conservatory. There is an existing lean to conservatory adjacent at no. 45. The extension will be adjacent to this although there will be a gap. The extension is 3 metres in depth beyond the rear wall. In this case the proposal therefore complies with Development Management Standards which seek to limit the depth of an extension of this type to 3.5 metres. It is not considered that the extension will result in any significant loss of light or overbearing impact which would warrant a refusal in this case. A condition is attached to limit the insertion of any windows on the side elevation of the extension adjacent to the neighbour.

The rear obscurely glazed window will not have any adverse impact and is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the eastern elevation.

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: 23rd July 2018

Authorised by: Peter Barnett Date: 23 July 2018