Development Management - Delegated Officer Report

Application Number: AWDM/1402/18 Recommendation – APPROVE

Site: 29 The Gardens Southwick

Proposal: Demolition of partial existing single storey extension and construction of new single storey rear extension.

Date of site visit: 25.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a street of similar properties. There is an access to the side of the dwelling leading to the rear of the terraced properties where there are rear gardens and garage buildings beyond. There is as existing rear single storey, flat roof additions. One side is slightly higher than the other and they extend 4.5 metres in depth, the full width of the dwelling.

Consent is sought to retain the extension on the western side and rebuild the section to the east. This will be a more solid construction than existing with a matching flat roof 2.7 metres high. On the western elevation windows are shown which are as existing with the widening of the existing kitchen window serving the existing kitchen in the original house.

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 (July 2018)

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 proposed extension is to the rear of the property and is therefore not visible within the street scene. The extension is to replace an existing substandard structure. It will be a visual improvement. The extension is not overly large and is subservient to the main dwelling. It is similar to other extensions within the locality.

Residential amenity

The main properties to be affected are those either side of the site. The property to the west is separated from the site by the access alley. This has a single storey flat roof addition with blank side elevation onto the application site.

To the east is an attached terraced dwelling with a flat roof addition of matching depth to the extension at the application site.

The extension will not result in any loss of light, privacy or overbearing impact in this case. The enlarged window is within the original part of the house and will not result in any additional overlooking than already exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 9th October 2018

Authorised by: Peter Barnett Date: 9 October 2018