Development Management – Delegated Officer Report

Application Number: AWDM/1019/23 Recommendation: APPROVE

Site: 60 Cross Road, Southwick, West Sussex

Proposal: Ground floor rear/side extension

Date of Site Visit: 5th September 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached traditional style dwelling within a street of a variety of styles of houses, bungalow and chalet bungalows. There is an existing two storey projection to the rear. Consent is sought for a single storey wrap around extension to the side and rear of the site, with a hipped roof. An open plan living space with utility and W.C is proposed.

Representations: - None received

Consultations

None

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extensions are modest in scale and to the rear of the property, the side extension is in line with the side elevation of the property. Therefore it will not be visible within the street scene. The extensions will be built with materials to match existing and are subservient to the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a rear single storey extension adjacent to the boundary. The proposed rear extension will extend slightly further than this. It will comply with Development Management Standards which state that single storey extensions should not extend more than 3.5 metres beyond the rear of an adjacent, adjoining dwelling.

The side extension brings the rear section of the dwelling in line with the side elevation of the front, main building. Two windows are in the elevation as existing and two windows are proposed facing onto the side boundary. There are side windows adjacent facing onto the site at ground floor, one obscurely glazed and one clear. The proposed windows will be closer than existing, however a similar relationship will occur. The windows are also mainly screened by the boundary treatment, a wall and fence so direct overlooking would not occur. On balance it is not considered that the windows would be required to be obscured in the light of the existing relationship. The boundary fence could also be increased slightly in height at this section, (it increases in height to the rear of the properties) if deemed necessary by both occupiers. The extension would cause no loss of light or overbearing impact to the adjacent occupiers.

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 west 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: 11th September 2023
Authorised by:	Peter Barnett	Date: 11 September 2023