Expiry Date – 10/5

Development Control – Delegated Officer Report

Application Number: AWDM/0423/19 Recommendation – Grant

Site: **36 Oldfield Crescent, Southwick**

Proposal: **Demolition of existing rear extension and construction of proposed single-storey rear extension with false pitch roof, new mono-pitch roof to existing utility room and pitched roof first-floor extension over existing garage to south elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26/4

Site and Surroundings

This application relates to a detached house on the west side of Oldfield Crescent. The property is an inter war property with a hipped roof and hipped roof front double bay projection. It has an integral garage on the north side and a second flat roofed garage on the south side.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to erect a first floor extension over the garage. The extension is set back from the front by 990mm and the garage will have a hipped roof over the front element. Also proposed is the removal of a rear flat roofed addition and a rear conservatory. The side element of this conservatory is to be retained as a utility room and its plastic roof replaced in tile. This new tiled roof will feed into the hipped roof of a new ground floor rear extension measuring 5.3 metres in depth.

Relevant Planning History

SW/67/05 - Replacement enlarged north side/rear conservatory. Granted 5.10.05

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 38, to the south, is 2 metres deeper at 2 storey level at the rear. It has no flank windows. It also has a lean to addition on the boundary 5 metres deeper than the original rear wall of the application site. The first floor extension, notwithstanding the front recess, will sit forward of the first floor front window of No. 38 but by less than 1 metre. Both properties have separating side passages.

The first floor side extension and ground floor rear extension will have no significant impact on No. 38.

No. 34, to the north, has recently been extended at two storey level to the rear. This extension is just shy of the depth of the existing conservatory. The new rear extension will extend less than 3 metres beyond the rear of No. 34. The replacement of the plastic roof to the retained side addition in tile will have no significant impact on occupiers of No. 34 either.

Design/Character

The extension has a hipped roof to match the character of the original property. It will sit below the full height ridge and is set back from the front by 990mm. It maintains the gap to the side boundary. It will not be harmful to character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 1.5.19

Authorised and signed by: Peter Barnett Date: 1 May 2019