Development Management - Delegated Officer Report

Application Number: AWDM/0513/21 Recommendation – Approve

Site: 192 Manor Hall Road, Southwick

Proposal: Part single/part two storey rear extension (retrospective)

Date of site visit: 19 May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house on the south side of Manor Hall Road. Retrospective permission is sought to retain a part single/part two storey rear extension which is nearing completion. Both the single and two storey elements are flat roofed.

Relevant Planning History

None

Consultations

None

Representations

Objection received from the attached house, 190 Manor Hall Road:
As the building works are almost completed I feel this letter I have received is just paying lip service to planning rules. Surely I should have had notification weeks ago, at least that was the case whenever I have needed works done to my own property.
I feel this development is too close to my house. It prevents any future maintenance that I may need to carry out to the East elevation of my single storey extension impossible and my boundary fence is now trapped between the 2 properties, again making repair/maintenance impossible

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 (February 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 dwelling and its surroundings.

Visual amenity

The extensions are at the rear and have limited visual impact in the wider area. The flat roof design of the two storey extension does not comply with the advice in our DM Standard on residential extensions but it should be noted that there is a similar extension at the other end of the terrace and, in the circumstances, insufficient visual harm is caused to warrant refusal.

Residential amenity

The two storey extension is set off the boundary with the attached house so as to not harm outlook or light to their rear windows. The ground floor extension is in line with an extension on the attached property and will also not cause a loss of light or outlook. Concerns about the extension being too close and affecting future maintenance of their extension or boundary fence are private party wall matters which are not planning considerations.

To the east, the adjoining house, 194, is separated from the application site and has just started constructing its own 4.6m deep single storey extension. It will not be adversely affected by this extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

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:	Peter Barnett	Date: 24 May 2021
Authorised by:	Gary Peck	Date: 24 May 2021