Development Management - Delegated Officer Report

Application Number: AWDM/0823/21 Recommendation – APPROVE

Site: 50 Holmbush Way, Southwick

Proposal: Single Storey Rear Extension; repositioning of external steps to raised patio with balustrade and handrail

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with rooms in the roof. As existing there is a rear gable projection with infill flat roof addition adjacent to the boundary with the attached bungalow. There is an existing raised patio directly to the rear with railings and steps down to the garden.

Consent is sought to extend the property to the rear of the gable projection with a hipped roof extension 3.3 metres in depth. Adjacent to the extension a raised patio is proposed with steps leading to the garden a balustrade and handrail are proposed.

Amended plans have been received on request of officers to show the window on the side, east elevation removed to limit any overlooking to the adjacent property. Also shown on the amended plans is a 1.8 metre privacy screen to be erected on the boundary adjacent to the attached bungalow alongside the proposed raised patio.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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, it is not visible within the street scene. It is a single storey extension with hipped roof to be built with materials to match existing. It is limited to 3.3 metres in depth and is not the full width of the property. It will result in no adverse impact upon the street scene or character of the existing property. The raised patio replaces an existing raised patio. It is not a feature which would be out of keeping. The proposed privacy screen due to its elevated position will be higher than a usual boundary fence however it will not be detrimental in terms of character in this case.

Residential amenity

The main properties to be affected in this case are those either side of the site, the attached bungalow to the west and neighbouring bungalow to the east. The attached bungalow currently has a low level boundary wall which is adjacent to an existing raised patio. The proposed raised patio is to be at a higher level than existing. Also due to the position of the proposed extension and the side door facing the boundary there will be increased activity at this area adjacent to the boundary the site of the new patio. Therefore it was deemed necessary for the requirement for mutual privacy to amend the plans to show a 1.8 metre screen on the boundary. This will screen the activity adjacent to the boundary and remove any additional unneighbourly impact due to the raised patio and use of this space. On balance it is considered that with the screen this relationship is acceptable. The extension at 3.3 metres in depth, set in from this boundary will not result in any loss of light or overbearing impact in this case. The neighbours have been reconsulted following submission of the amended plans and the proposed screen, no comments have been received.

To the east there is spacing between the properties and the neighbouring bungalow has a rear conservatory with windows to the side. The original submission showed a window on the east side of the extension, this has been removed to avoid any overlooking. The extension at 3.3 metres in depth will not result in any adverse impact in this case in terms of residential amenity and can be supported subject to the requirement for the privacy screen to remain in place at all times.

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.

5. The raised patio hereby permitted shall not be used until the privacy screen has been installed in line with details shown on the approved plans and shall remain in place at all times unless otherwise approved by the Local Planning Authority.
   Reason: -In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd June 2021

Authorised by: Peter Barnett Date: 22 June 2021