Development Control – Delegated Officer Report

Application Number: AWDM/0193/19 Recommendation – APPROVE

Site: 95 Southwick Street, Southwick, BN42 4TL

Proposal: Single storey rear extension to north-west elevation to replace existing conservatory (amended resubmission of AWDM/0543/18)

Date of site visit: 14.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached two storey dwelling, with a Sussex hipped roof at the rear section with exposed cut foot rafters, the front section is a mock Tudor/Swiss cottage steep pitch roof section.

The rear has a mono pitch shallow roof that is likely original as it continues through to the attached neighbours at no. 97. A conservatory type extension protrudes from out under the mono pitch roof by an estimated 3.7m plus a hipped roof brick extension next to it.

The neighbouring property no. 97 to the north east has a hipped roof single storey rear extension the same as the application site and between that extension and the application site they have a recessed section with 3no. glazed doors.

No. 93 to the south west is a semi-detached bungalow and sited approx.5m from the side wall of no. 95

The proposal seeks permission to replace the existing extensions with a 3.832m long flat roof extension which will be the full width of the dwelling (approx. 5.5m)

The height of the roof will is shown on the plans to be some 3m at the back and 2.8m at the front. 2no. rooflights are shown in the roof.

Relevant Planning History:

AWDM/0543/18 Single storey rear extension to north-west elevation to replace existing conservatory **Refused 16.11.2018**

Representations: None received

Relevant Planning Policies
Adur Local Plan: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The property has an existing small rear mono pitch shallow roof that is likely original as it continues through to the attached neighbours at no. 97. A conservatory type extension protrudes from out under the mono pitch roof plus a hipped roof brick extension next to it.

The proposed extension shown on the plans as being 3.832m, will be the same depth as the existing conservatory extension, and will carry across the full width of the dwelling, thereby also extending the existing shorter hipped roof extension.

It is not considered that the extended length of the existing utility room would result in a loss of visual amenity of the existing dwelling indeed, the whole extension is considered to improve the visual amenities of the dwelling as it would be more cohesive.

Although the SPD 'Extensions and Alterations to Dwellings' states that the maximum rear extension close to boundaries such as this application, which are within 1m of a common boundary with an attached dwelling, should normally be no deeper than 3.5m, as the closer a rear extension is to the boundary of a neighbouring property, the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. The fact that the existing rear extension is of a greater depth and has been there for some years, together with the fact that the replacement extension will not be any greater than the existing, carries weight when determining this current application.

Residential Amenity

The main property to be affected by the proposal is no. 97, and because the proposed extension will be no deeper than the existing extension, even though the existing conservatory is off of the boundary and the height is a little lower, it is not considered that these matters result in a demonstrably negative impact upon no. 97 to justify a refusal of planning permission.

No. 93 is located some 5m from the side of the proposal, but considering an existing extension is also located the same distance, and although that existing extension is approx. 1.36 shallower than that proposed, it is not considered that there existing residential amenities would be materially affected.

Because of the long rear garden, approx. 25m, the properties to the rear will not be affected by the proposal.

Recommendation

APPROVE subject to the following condition(s):

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in the side elevation facing no. 97

Informative(s):

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.03.2019

Authorised by: Peter Barnett Date: 19 March 2019