Development Management - Delegated Officer Report

Application Number: AWDM/1524/15 Recommendation – Approve

Site: 78 Downland Avenue, Southwick

Proposal: Demolition of existing garage and construction of single storey rear and side extension.

Date of site visit: 28 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached dwelling on the south side of Downland Avenue. It has a side driveway leading to a detached garage at the rear. It is proposed to demolish the garage and to construct a single storey side extension measuring 1.4m wide and up to a maximum 3.7m high with a mono pitched roof. It will run the full depth of the house and wrap around to the rear projecting 3.3m beyond the rear wall and 3.8m high with a sloping roof.

The ground level drops from north to south and the rear extension will be accessed via a step of 0.3m.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 side extension will be a modest addition which will have a suitably subservient appearance with a reasonable gap maintained to the boundary. The rear extension is also of an acceptable scale and form to not cause harm to the character and appearance of the original house.

Residential amenity

The side extension is single storey and will be approximately 4m from the side of No. 76 to the west. That property has side windows but it is not considered that this proposal will result in any undue harm in terms of light loss or loss of outlook.

The attached dwelling (No.80) has a rear conservatory set off the boundary with No.78. Closest to the boundary is a window in the original rear wall, believed to serve a living room. The proposed extension would breach a 45 degree line measured from the midpoint of that window and there would therefore be some light loss and loss of outlook. However, the depth of the extension is less than the 3.5m identified in DC Standard No.3 as being generally acceptable for single storey extensions. The room will continue to enjoy its southern aspect but will lose some afternoon sunlight. On balance, the proposal is not considered to result in serious harm to the residential amenities of the neighbouring occupiers.

Accessibility and parking

The garage and driveway will be lost as result of this proposal. However, space will remain on the driveway in front of the extension for the parking of one vehicle. The road appears to have adequate space to accommodate parking and it is not considered that this proposal would result in significant parking problems.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in side walls of the extension
4. Permission relates to approved plans

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: Peter Barnett Date: 20 November 2015

Authorised by: Gary Peck Date: 20 November 2015