Expiry Date – 17/11

Development Control – Delegated Officer Report

Application Number: AWDM/1768/21 Recommendation – Grant

Site: 49 Southview Road, Southwick

Proposal: **Single storey rear and side extensions. (Amended resubmission of previously approved AWDM/0276/21)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/4/21

Site and Surroundings

This application relates to a Victorian semi detached house on the west side of Southview Road. It has a deep 2 storey outrigger paired with its neighbour which is not full width and sits off the shared boundary with No.51 to the north. It also has a flat roofed ground floor extension on the boundary with No. 47. No. 51 is a detached bungalow which largely sits well of the common boundary where the extension is proposed.

Both 49 and 51 have side lean to additions at the front of their properties.

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

Proposal

Planning permission is sought to replace the ground floor rear extension and to wrap a new extension around the outrigger to within 800mm of the north boundary with No. 51. It would not meet the back of the main dwelling. It would be flat roofed to a height of 2.83 metres with roof lanterns. In the earlier approval this year this extension was not as wide as now proposed but the permission included a further lean to addition with a poly carbonate mono pitched roof up to the boundary with No. 51, 2.2 metres high to eaves and 2.7 metres to ridge. The overall length of the extension is nearly 9 metres.

Relevant Planning History

AWDM/0276/21 - Single storey rear and side extensions. Granted 1/4/21

SW31/82 – Vehicle access. Granted

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

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.

Character

The extension is at the rear of the property. Wider than the original side wall it is still set back from the road by 14 metres and behind a side lean to addition. It will not be harmful to character.

Neighbour amenity

The only affected neighbour would be No. 51, to the north. This property has an outbuilding on the shared boundary for the first 4 metres of the extension and otherwise the boundary is defined by a typical 1.8 metre high panel fence. No. 51 itself is set well away from the common boundary. The extension will have no greater impact than the previous approval.

No significant harm will occur.

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: 10.11.21

Authorised and signed by: Peter Barnett Date: 10 November 2021