Development Management - Delegated Officer Report

Application Number: AWDM/1687/22 Recommendation – APPROVE

Site: 53 The Crescent, Southwick, BN42 4LB

Proposal: Proposed single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans and photos, Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on north side of The Crescent and is a two storey semi-detached dwelling with a side garage extension. The frontage is all hardsurfaced. The rear has a two storey outrigger section as has its adjoining neighbour no. 51, and both have infilled the gap between the outrigger sections.

The side garage extension is shown to have been converted to an office, and there is a further extension section to the rear of the office, shown to now be the kitchen.

The Crescent comprises predominantly two storey semi-detached dwellings many of which have extended out to the side boundaries and to the rear and some also have dormers.

Proposal:

This application seeks planning permission to:-

- Provide a rear single storey extension measuring 5.7m wide x 3m deep x approx. 2.8m high.

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The extension will not be viewed from the street as the existing wide extension closes the view through.

The extension will be close to the east boundary with its neighbouring property no. 55, who themselves have extended up to the boundary with no. 53. Indeed the extension at no. 55 is a two storey flat roof extension, which has no windows in the side facing onto no. 53. The proposed extension will not be any deeper than the existing side extension at no. 55, and thereby will not affect the existing residential or visual amenities of that property.

There will be over 16m between the rear of the proposal and the rear boundary over 27m to the rear of the dwellings behind the rear boundary. Therefore they will not be affected by the proposal.

The distance from the side elevation of the proposal to the boundary of the adjoining property to the west, no. 51, is some 4.75m, which is considered to be an acceptable separation for adjoining properties for such an extension.

Recommendation

APPROVE Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.11.2022

Authorised by: Peter Barnett Date: 23 November 2022