Development Management - Delegated Officer Report

Application Number: AWDM/0330/22 Recommendation – APPROVE

Site: 38 The Green, Southwick, West Sussex

Proposal: Single storey side and rear extension

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached three storey character property within Southwick on the eastern side of Southwick Green within the Conservation Area. The dwelling has a two storey out rigger with an existing single storey conservatory extension to the rear. Consent is sought to remove the existing rear conservatory and erect a wrap around side and rear extension. The side extension will infill the recessed section to the side bringing the building flush with the side elevation of the house. This will continue to wrap around to the side the same depth as the existing extension to the rear. A hipped, tiled roof is proposed to the side and rear with velux windows. The extension is to be completed in render and tile to match the existing building.

Adur District Conservation Area Group: - APPROVE

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the locality including the Conservation Area.

Visual amenity

The extension is sited to the side and rear of the dwelling house, set back behind the existing two storey building. It will not be visible within the street

scene or impact upon the Conservation Area. At single storey it will be a subservient addition to the building. The side addition will increase the footprint however the rear addition is a replacement of the existing conservatory. The materials used will be sympathetic to the character and appearance of the existing building.

Residential amenity

The main properties to be affected are those either side of the side. The attached dwelling to the north has an existing single storey rear extension which is currently the same depth as the existing conservatory. The proposed rear extension will be in line with this and therefore there will be no additional impact.

To the south is a neighbouring property similar in design with a two storey outrigger with a flat roof side extension and flat roof rear extension. The site is elevated above this neighbouring property. There are large Palm Trees at the application side to the side adjacent to the site of the side extension that overhang the boundary. There may be scope to protect these during construction however it is assumed that due to their close proximity that these will be lost. There is a low level wall and fence above which offers screening also. Further to the rear this is limited to the low level wall only. There are existing side windows both in the recess and on the side of the existing rear extension which face south towards the side elevation of the neighbouring property so mutual overlooking currently exists. This could be improved by additional boundary treatment as in parts this is very low and does not offer privacy between the properties. The side extension will also have side windows in similar positions to those as existing. These will be 1.9 metres nearer to the boundary in the recess at the side than existing and 0.4 metres nearer on the side of the rear extension. It is considered that on balance, in the light of the existing relationship, that views are possible from the raised patio/garden of the site and that there is the potential to increase boundary screening if desired, any overlooking would not be materially worse and would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings on the south side of the extension.

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: Hannah Barker Date: 3 May 2022

Authorised by: Peter Barnett Date: 3 May 2022