Expiry Date – 31/12

Development Control – Delegated Officer Report

Application Number: AWDM/1677/18 Recommendation – Grant

Site: 146 Manor Hall Road, Southwick

Proposal: Demolition of existing garage and construction of two storey side extension to north west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/12

Site and Surroundings

This application relates to an Edwardian semi detached house on the west side of Manor Hall Road. It is angled to the main road behind at the entrance to a small length of the road set behind a green. The property as built has a two storey front bay detail under a gabled roof. It is brick finished at ground floor with a rendered upper floor. The property has a large side garden with a smaller rear garden.

Adjacent to the house on the north side is a detached garage with direct access from the road. The property has also been extended at ground floor rear.

Proposal

Planning permission is sought to replace the garage with a two storey side extension. The extension measures 3.6 metres in width and is set back from the front wall by 1 metre. It includes a family room, WC and external store at ground floor and a bedroom/en suite at first floor.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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 equivalent house on the opposite side of the green, No. 160, has a two storey side extension. The proposal extends no further into the side garden than the existing garage and leaves 6 metres to the northern boundary. It is recessed from the front by 1 metre and thus ensures the original semi detached pair of houses remains obvious. The extension is to have a hipped roof to match the existing house and is to be built in matching materials.

The extension will not be out of character.

Neighbour amenity

No. 148 has a recessed single storey side extension. The extension proposed now is well removed from this property. No. 144 faces the main stretch of Manor Hall Road and thus sits with its flank wall at a 45 degree angle to the site. No. 144 has a single storey side porch extension up to the boundary though its main front door is in the front wall. It also has ground and first floor side windows, likely hall and landing, but both of these are closer to the road than the extension proposed and unobstructed. A gable window to a loft room is behind the extension but this room has a large rear dormer.

It is not considered that any significant harm will be caused to the living conditions of occupiers of No. 144. No light or outlook to habitable rooms will be lost. Their south facing rear garden will be unaffected.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to Match
4. En-suite window obscure and non-opening below 1.7 metres.

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: 18/12/18

Authorised and signed by: Peter Barnett Date: 18 December 2018