Development Management - Delegated Officer Report

Application Number: AWDM/0221/18 Recommendation – APPROVE

Site: 65 Cross Road, Southwick, Brighton

Proposal: Single storey rear extension.

Date of site visit: 20.03.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached, chalet style property within a street of various styles of property. There is a driveway to the front with a detached garage building set back to the site. As existing there is a rear projection with W.C and utility which is within a small gabled structure.

Consent is sought to extend the dwelling to the rear at single storey level, 3.7 metres in depth the full width of the property. The existing small rear projection will be incorporated into the extension forming an enlarged gable roof on the south eastern side and a lean to, hipped roof for the remainder. The extension will provide a ground floor bedroom and dining space.

A previous consent was granted in March 2017, AWDM/1888/16, this was the same as proposed here other than a flat instead of lean to roof was given consent initially. The footprint remains the same as that approved.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed extension is to the rear of the dwelling, it is not visible within the street scene. The extension is in keeping with the design, character, appearance and scale of the existing dwelling. The enlarged rear gable follows the existing roof line, whilst the lean to roof appears subservient to the main dwelling. Materials are to match existing.

Residential amenity

No. 67 is to the north west of the site. This property has a rear projection in very close proximity to the boundary. There is no boundary treatment here and a small gap will remain between the proposed extension and this existing projection. There is a side obscurely glazed window facing onto the site. The proposed extension will project up to but not beyond this existing window. The extension will therefore not impact upon the amenities of this adjacent neighbour.

To the south east is no. 63, there is spacing between this dwelling and the application site due to site driveway at no. 65 and spacing/vehicular access between no. 63 and the boundary. There is a low level, 1 metre high close boarded fence along the boundary between no. 63 and the application site, this will offer no screening. The proposed gable extension will be visible from the adjacent property, the gable will be increased in depth, width and height from that which currently exists. It is not however considered that these changes will result in any significant loss of light, privacy or overbearing impact in this case. There will be no increased overlooking than currently exists. The distance between the dwellings will reduce any loss of light or overbearing impact to an acceptable degree.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or openings in the south east elevation of the building/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: 26th March 2018

Authorised by: Peter Barnett Date: 26 March 2018