Development Management - Delegated Officer Report

Application Number: AWDM/0604/21 Recommendation – APPROVE

Site: 12 Highdown, Southwick, BN42 4QS

Proposal: Single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey, hipped roof, semi-detached dwelling located on the south side of Highdown. It has an existing single storey rear extension. The property is on rising land, with the rear garden being set lower than the front of the dwelling, and the houses abutting the rear garden are lower than the application site. The pavement and road at the front of the house are on higher land than the application site.

The street scene is characterised by semi-detached dwellings, many of which have been extended at the rear and the roof by way of dormers and or hip to gables.

Proposal:

The application seeks permission to provide a wide rear extension measuring some 7m wide x 4.3m deep x 2.8m next the dwelling increasing to 3.2m on the outside elevation.

No windows are indicated in the side elevations, and a window and full glazed bifold doors are show on the rear (south) elevation.

Representations: None received

Consultations: None

Relevant History: 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 2019

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 surrounding area.

Visual & Residential Amenity

The existing rear extension is approx. 3m wide x 3m deep x 2.5m high. The proposed replacement extension will be across neigh on the full width of the property and will be some 1.3m deeper than the existing extension. The height will also increase by approx. 700mm.

The adjoining neighbour at no. 14 has a full width rear extension approx. 3m deep, and the rear extension at no.10 measuring some 5.5m deep, which is sited close to the application property.

The 4.3m deep proposal will thereby be some 1.3m deeper than the extension at no. 14, and will be positioned in close proximity to the neighbouring conservatory extension. It will also be approx. 1.2m higher than the fence line.

It is considered that these increases from the neighbouring extension, will not be unreasonable and will not result in unacceptable loss of existing residential amenity to that property.

Other properties are considered too far distant as to be materially affected by the proposal in terms of loss of residential or visual amenities.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.05.2021

Authorised by: Peter Barnett Date: 20 May 2021