Development Management - Delegated Officer Report

Application Number: AWDM/1549/13 Recommendation – Approve

Site: 21 Oldfield Crescent, Southwick, Brighton West Sussex, BN42 4GA

Proposal: Part single storey/part two storey rear/side extension

Date of site visit: 23 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the east side of Oldfield Crescent. It has a flat-roofed rear extension and a flat-roofed side/rear extension on the north side. It is proposed to construct a part single/part two storey extension at the side and rear of the property. The extension comprises a single storey flat roofed extension at the rear of the existing utility room, running across part of the rear elevation to link with the existing sun room. The extension will have a false pitch on the rear elevation. Above this, but not extending beyond the side wall of the existing house, will be a first floor pitched roof extension to form a new bedroom.

The extension will measure between 2.5m and 5m deep on the ground floor (3.8m deep at first floor), 6.1m wide on the ground floor (4.5m wide at first floor) and 4m high to the top of the false pitch and 7.5m high to first floor roof ridge. It will be no higher than an existing subsidiary 2 storey projection at the side of the dwelling.

Relevant site history

SW/41/89 - New Garage and New Utility Room at Side. Approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 extension will not be visible from the street, being at the rear and positioned behind existing walls. Its scale is not considered to be excessive or over dominant and is in character with the appearance of the existing house.

Residential amenity

The first floor extension is set off the north side boundary by 2.5m and is considered to be sufficiently distant from the nearest 1st floor window at No. 19 to not cause harm to light or outlook. That property has been extended on the ground floor to the same depth as now proposed at No.21 and will not be adversely affected by this proposal.

To the south, No.23 has also been extended on the ground floor, to a greater depth than is now proposed at No.21. The proposed extensions at No.21 are set off the southern boundary by over 5.5m and no adverse impact will arise.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No side windows
3. Approved plans

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: Peter Barnett Date: 24 January 2014

Authorised by: Gary Peck Date: 24 January 2014