Expiry Date - 03-08-2017

Development Control – Delegated Officer Report

Application Number: **AWDM/0884/16**

Recommendation – APPROVE

Site: **2 Eastbank Southwick**

Proposal: **Demolition of existing garage and construction of single storey rear extension**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey flat roof rear extension to measure (at max) 3.4 metres in height, 7.9 metres in length, and 7.5 metres in width.

The application property is a detached bungalow with side dormer. There is a free standing garage to the side (to be demolished) which is accessed by a shared drive.

The surrounding area is an outer suburb of Southwick, residential in its character.

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

Worthing Core Strategy 2006-2026 (WBC 2011): 16
Worthing Local Plan (WBC 2003) (saved policies): H16, H18

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is concealed from public viewpoint. It is of an appropriate domestic scale and visually integrated with the host building. The exterior materials and finishes would match. Its fenestration would match the style of the existing building.

Residential amenity

The neighbours principally impacted upon are those to rear and either side (it is physically removed from the remainder).

Neighbours to rear and west

Existing boundary treatment would screen views onto the neighbour to the rear so adverse overlooking and loss of privacy would be avoided, whilst views to the west would be oblique.

Sufficient distance between this single storey flat roof extension and these neighbouring buildings would avoid adverse overbearing/overshadowing.

Neighbour to east

There would be some additional length of the extension, but the position of the outside wall would not impinge use of the shared drive. Its flat roof single storey design would avoid adverse overbearing or overshadowing.

The neighbour's own garage would screen views from the extension so unacceptable overlooking and loss of privacy would be avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials and finishes to match

Informative

Is recommendation contrary to any representations?

Case Officer signed: Matthew Porter Date: 08-07-2016

Authorised and signed by: Peter Barnett Date: 8 July 2016