Development Management - Delegated Officer Report

Application Number: AWDM/0614/19 Recommendation – APPROVE

Site: 47 Highdown, Southwick

Proposal: Retention of single storey rear extension (retrospective amendment to application reference AWDM/1693/18 showing increase in size of extension)

Date of site visit: 11th December 2018 and 10th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. There was originally a brick built, single storey flat roof rear extension and, adjacent to the boundary with the attached property, there was an open storage area with plastic roof and wooden in construction.

Consent was originally sought under AWDM/1693/18 to remove the existing wooden/plastic structure and to incorporate the existing brick built extension into a single storey extension the full width of the property. As originally submitted an extension was proposed 5 metres in total depth. It was advised by officers that an extension at this depth adjacent to the boundary with the attached dwelling could not be supported and that a reduction to 3.5 metres was recommended. Amended plans were received showing a reduction to 3.5 metres adjacent to the boundary then increasing to the original depth of 5 metres, 2 metres in from the boundary. The extension was 2.8 metres in height the same as the existing extension. The amended plans also showed the side door moved to the rear elevation and the side window to be obscurely glazed. These plans were subsequently approved under AWDM/1693/18.

Following consent work commenced and the development was completed in line with the originally submitted drawings and not the reduced, approved amendment. The current application seeks retrospective consent for the extension as built, the full width of the property, flat roof 5 metres in depth.

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 (July 2018)

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 extension is to the rear of the application site, it is not visible within the street scene. The extension as completed is not overly large in relation to the main dwelling house it therefore does not result in an overly large addition. It is subservient in scale to the main dwelling and materials match existing. The flat roof design follows that of the existing rear extension. Adequate private rear amenity space still remains for the occupiers.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the east has not been extended to the rear. It was originally considered that any extension exceeding 3.5 metres on the boundary could not be supported in this case, hence the request for amendments. To comply with Development Management Standard No. 2 the extension would need to be no more than 3.5 metres in length adjacent to the boundary. It has however been built at 5 metres adjacent to the boundary. Although this does not comply with the standard consideration must be given to the completed development and the impact of this.

There is an adjacent window set in from the boundary with the adjacent extension. Although there will be some loss of light to this window it is not considered to be such to warrant the requirement to remove the extension as built, as the harm is not considered to be such to justify this action in this case. The neighbour has also not objected to the development prior to approval or since its completion and when the case officer visited the site and met with them they indicated they were happy with the extension and had no concerns or objections to it. It is therefore considered, on balance, that in the circumstance this extension can be approved retrospectively. It should however be noted that this consent does not set a precedent for further development which does not comply with Development Management Standards. In this particular circumstance the extension is complete and the neighbour has not objected. It therefore would not be expedient to take enforcement action here.

There are no windows on either side of the extension as built, and a condition is attached to ensure that this remains the case.

The extension as built on the west side does not alter from that previously approved other than the removal of the proposed windows, therefore the impact on this

adjacent neighbour remains the same. The assessment has therefore previously been undertaken.

Recommendation

APPROVE

Subject to Conditions:-

1.No windows on the east or west elevations of the extension.

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

Informatives

1. Proactive no amendments

Case Officer: Hannah Barker Date: 11th June 2019

Authorised by: Peter Barnett Date: 13 June 2019