Development Management - Delegated Officer Report

Application Number: AWDM/0692/19 Recommendation – Approve

Site: 1 Southview Close, Southwick

Proposal: Demolition of existing porch and construction of part two-storey part single-storey side extension (east).

Date of site visit: 16 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house on the corner of Southview Close and Southview Road. It is proposed to construct a side extension, measuring, as amended, 2.97m wide at its widest point where it is two storeys, narrowing to 1.5m at the front where it is a single storey porch. The extension is subsidiary to the existing house with a lower pitched roof and a significant set back for the two storey part. As amended, the extension maintains a gap of 1.5m to the pavement edge to the east side.

Relevant Planning History

None

Consultations

None

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 (February 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 dwelling and its surroundings.

Visual amenity

As amended, the extension is considered to be sufficiently subsidiary although it will project beyond the front line of houses in Southview Road. The front and side elevations are blank, with the exception of a small ground floor window at the front, and it does have a rather plain appearance. However, while in a prominent corner position, it is not considered to cause sufficient visual harm to the area to warrant refusal.

Residential amenity

The extension, being at the end of the terrace on a corner plot, will not have any adverse impact on neighbouring residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 June 2019

Authorised by: Gary Peck Date: 11 June 2019