Expiry Date – 2/7, ppa to 7/7

Development Control – Delegated Officer Report

Application Number: AWDM/0717/20 Recommendation – Grant

Site: 55 Underdown Road, Southwick

Proposal: Single storey side/rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 23/6/20

Site and Surroundings

This application relates to a mid terraced Victorian house on the west side of Underdown Road in the established suburb of Southwick. The property is double storey bay fronted in a painted render finish under a tiled roof. It has a rear two storey outrigger and small single storey rear addition off of it and front and rear dormers. The property has a long rear garden in excess of 23 metres in length. There is a backland bungalow, 49a, beyond.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a 7 metre deep rear extension to this house. This infills in the side recess and also adds 3 metres to the very end of it. It is proposed with a partial flat roof and sloping side roof with glazing. It has a maximum height of 3.6 metres and an eaves height of 2.9 metres

Relevant Planning History

No. 53

AWDM/0784/20 - Single storey side/rear extension. Pending

Consultations

None undertaken.

Representations

Owner of No. 53 supports the application.

'We plan to start our building work in approximately 6 months time, after No. 55. We have absolutely no objection to theirs starting before ours.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The ground floor rear extension is 7 metres deep but will still extend only to the depth of the two storey rear addition at No. 57.

No. 53, is unextended at ground floor. Were this application proposed without a similar application being proposed at No. 53 currently, then it would most certainly be refused because of the harm it would cause to the light received to No. 53.

However, No. 53 are planning the same extension, see history above, and the occupier at No 53 has written confirming this and their support for this application.

In these very particular circumstances it is considered that this extension is acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

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.

Is recommendation contrary to any representations? N.

Case Officer signed: MOK Date: 3.7.2020

Authorised and signed by: Peter Barnett Date: 3 July 2020