Development Management - Delegated Officer Report

Application Number: AWDM/0989/16 Recommendation – Approve

Site: 4 Downland Avenue, Southwick

Proposal: Single storey rear extension to south elevation.

Date of site visit: 12 July 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling on the south side of Downland Avenue. It has a small lean to extension on the rear elevation which it is proposed to replace with a larger mono-pitched roof single storey extension measuring 3m deep, 3.6m wide and 4.2m high. It will extend to the same depth as existing decking at the property. The ground level drops to the south (rear).

Relevant site history

None

Consultations

Southern Water: Requests informatives re. connection to sewerage system

Representations

None received

Relevant Planning Policies

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' National Planning Policy Framework (March 2012)

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 a modest addition at the rear which will have little impact on the surrounding area.

Residential amenity

The extension is well separated from its attached neighbour to the west (No.2), being positioned on the south east corner some 3.5m from the boundary. To the east, it is almost 4m from the neighbouring dwelling (No.6), separated by a driveway. That property has its own rear extension. The scale of the current proposal will not cause any loss of light or outlook for existing side windows at No.6.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side window to east

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

1. 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.
2. Southern Water
3. Southern Water

Case Officer: Peter Barnett Date: 2 August 2016

Authorised by: Jo Morin Date: 02.08.2016