Development Management - Delegated Officer Report

Application Number: AWDM/1147/21 Recommendation – APPROVE

Site: 170 Old Shoreham Road, Southwick

Proposal: Single storey rear extension and raised decking area.

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey dwelling on the south side of Old Shoreham Road Southwick. To the east is a driveway with the rear of properties on the corner of Old Shoreham Road and Roman Road beyond. The property has a rear conservatory. Consent is sought to remove the conservatory and construct a brick rear flat roof extension 3.5 metres in depth with a raised decked terrace beyond.

Amended plans have been received showing the extension retained at 3.5 metres in depth with the terrace set in from the boundary with the attached property by 1 metre. The amended plans are for consideration here.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 and decking is to the rear of the property and therefore not visible within the street scene. Although the new extension is slightly deeper than the existing conservatory at 3.5 metres it is not overly large and it does replace an existing structure. The extension combined with the decking creates a subservient addition to the dwelling house in keeping in character and scale with the existing building with materials to match.

Residential amenity

The adjoining property has an extension which leaves the patio doors adjacent to the boundary in a recess. This is as existing as a result of the existing conservatory at the application site. The proposed extension will be deeper and built up to the boundary and therefore this impact will be increased slightly. On balance this relationship is considered acceptable in the light of the existing situation and the south facing rear aspect. Amended plan shows the raised terrace set in from the boundary by 1 metre to limit any further loss of light or overbearing impact and this also will limit and loss of privacy between the dwellings. As amended the proposed development can therefore be supported. The impact is not such to warrant a refusal in this case.

The proposed side window in the main dwelling will be obscurely glazed and will face onto the side access driveway, therefore no overlooking will result. Similarly the extension will not impact to the east due to the adjacent driveway creating separation between the proposed development and the neighbouring properties to the east.

Subject to relevant safeguarding conditions the application is recommended for approval.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th July 2021

Authorised by: Peter Barnett Date: 13 July 2021