Development Management – Delegated Officer Report

Application Number: AWDM/1804/17 Recommendation – APPROVE

Site: 27 Holmbush Way Southwick

Proposal: Single storey rear extension to north elevation

Date of site visit: 22.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a modest, semi-detached bungalow on a corner plot on the north side of Holmbush Way with Paythorne Close to the west. The street comprises of similar style bungalow many of which have been extended and altered. The ground level of the site increases from south to north.

Consent was granted in August 2017 for a single storey rear extension to the north elevation (AWDM/1086/17). Following this a non material amendment was granted in Dec 2017 which included changes to the position of a window, replacement French doors and changes to the roof lanterns.

The current application seeks to change the original proposal from the hipped roof design to that of a flat roof with dummy pitch. The changes which were approved under the non-material amendment AWDM/1801/17 are also incorporated here.

Representations: None received.

Relevant Planning Policies

Adur District Local Plan Policy 15 (2017)
Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The principle of the proposed development was considered when the original consent was granted in August 2017. The proposed extension is to the rear of the

dwelling, however the site is prominent and the rear extension will be visible from the adjacent highway and from the cul-de-sac to the rear. It is considered to be appropriate in scale and design. The stepped in design will not be visually detrimental. There is a similar flat roof addition on the opposite side of the cul-de-sac to the west. This addition will not be out of character in this case.

The proposed flat roof with dummy pitch is not considered to visually alter the appearance of the extension within the surrounding area significantly. There would be no adverse impact. The changes to the window, replacement of bifolds with French doors and changes to roof lanterns have been considered under the non-material amendment and are also not significant changes that impact upon the surrounding area detrimentally. It should be noted here that due to the nature of the proposed roof design changes the lanterns will appear less obtrusive as they are set down and screened partially by the dummy pitch. The works can therefore be supported in this case.

Residential Amenity

As previously considered when determining the original proposal due to the corner position the main dwelling to be affected is that adjacent to the east, no. 29. The development complies with Development Management Standards. Therefore no significant loss of light, privacy or overbearing impact. As stated above the non material amendments which are shown on this proposal have been considered to have no adverse impact with regards to residential amenity, as the delegated report for AWDM/1801/17 refers.

Recommendation

APPROVE

1. Standard time limit
2. materials to match
3. no openings on the eastern elevation
4 approved plans

Informative

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 2nd January 2018

Authorised by: Peter Barnett Date: 2 January 2018