Expiry Date – 15/4

Development Control – Delegated Officer Report

Application Number: AWDM/0276/21 Recommendation – Grant

Site: 49 Southview Road, Southwick

Proposal: Single storey rear and side extensions

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/4

Site and Surroundings

This application relates to a Victorian semi detached house on the west side of Southview Road. It has a deep 2 storey outrigger paired with its neighbour which is not full width and sits off the shared boundary with No.51 to the north. No. 51 is a detached bungalow which sits well of the common boundary where the extension is proposed.

Both 49 and 51 have side lean to additions at the front of their properties.

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

Proposal

Planning permission is sought to extend the rear side wall of this property northwards to the boundary with No. 51, a total of 9.35 metres in length. The extension is in two parts with a solid wall construction out to the main side wall with a flat roof to a height of 2.83 metres and roof lanterns. Beyond this and to the boundary is a lean to addition with a poly carbonate mono pitched roof which is 2.2 metres high on the boundary and a maximum 2.7 metres in height.

Relevant Planning History

SW31/82 – Vehicle access. Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Character

The extension is at the rear of the property and not visible in the public realm.

Neighbour amenity

The only affected neighbour would be No. 51, to the north. This property has an outbuilding on the shared boundary and otherwise the boundary is defined by a typical 1.8 metre high panel fence. No. 51 itself is set well away from the common boundary.

No significant harm will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

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? No.

Case Officer signed: MOK Date: 1.4.21

Authorised and signed by: Peter Barnett Date: 1 April 2021