Development Management - Delegated Officer Report

Application Number: AWDM/0495/21 Recommendation – Approve

Site: 45 St Richards Road, Southwick

Proposal: Single storey rear extension

Date of site visit: Not visited, assessed using applicant's photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced house on the east side of St Richard's Road. It is proposed to construct a single storey rear extension measuring 1.8m deep and 3.7m high. It will have a render finish with a slate roof, which is different material to the main roof which has a concrete tile.

Relevant Planning History

None

Consultations

None

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

The extension is small and is within permitted development tolerances in size terms. Permission is required because of the non-matching roof material and because the extension is replacing a small WC projection at the rear, therefore coming off a side wall and more than half the width of the house. No harm will arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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.

Case Officer:	Peter Barnett	Date: 21 May 2021
Authorised by:	Gary Peck	Date: 21 May 2021