Development Management – Delegated Officer Report

Application Number: AWDM/0168/23 Recommendation: APPROVE

Site: 30 Oldfield Crescent, Southwick, West Sussex

Proposal: Proposed side and rear extensions and front rooflights

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached two storey property with rooms in the roof. There is, as existing, a side garage attached to the house and rear single storey and first floor extension. Consent is sought to infill the section to the rear of the garage at single storey level to connect to the rear extension and then to infill the area adjacent to the boundary with the attached dwelling at single storey level also to create a wrap around extension. A large open plan living space is to be created with a study and utility. Also proposed on the original submission was a porch extension bringing the porch closer to the highway to the front and a rear dormer with front roof lights. Officers considered that the front extension to the porch would conflict with the front bay and that this should be the dominant feature of the property frontage. Therefore this has been removed from the drawings and the porch will remain as existing with a dummy pitch roof proposed to the front of the existing porch and garage.

The rear dormer as originally proposed had a juliet balcony with enlarged glazing and did not match the adjacent dormer. This has since been removed from the application and is subject of a separate application for a Lawful Development Certificate (AWDM/0407/23).

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed dummy pitches to the porch and garage will enhance the appearance of the dwelling when viewed from the street. The rooflights are features seen elsewhere within the street scene. The rear infill extensions to the side and rear will not be easily visible within the street scene. They are subservient additions which will be in keeping with the character and appearance of the existing building. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a conservatory adjacent to the boundary. The infill extension will be built adjacent to this. At 5.9 metres in depth the extension will project further than the adjacent conservatory however not more than 3.5 metres in depth as set out in Development Management Standards. There is some glazing on the side of the conservatory however this will be adjacent to the blank wall of the extension and will allow for a more private relationship. There will not be any significant loss of light or overbearing impact in this case which would warrant a refusal.

The infill section to the rear of the garage will be adjacent to the side of the neighbouring garage and there will be no loss of light, outlook or privacy in this case.

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 west or east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st March 2023

Authorised by: Peter Barnett Date: 21 March 2023