Expiry Date - 13/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1295/23 Recommendation – APPROVE

Site: 12 Southdown Road Southwick West Sussex BN42 4FT

Proposal: Demolition of existing conservatory and construction of proposed single storey rear extension and rooflights.

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Southdown Road. No. 12 is a chalet style bungalow which forms one of a pair. The other neighbouring properties are large two storey dwellings set within large plots. Each of the properties has driveways to the front and off road parking available. Southdown Road has parking spaces available although not directly outside the property.

The chalet bungalow currently has a dormer to the front. To the north east of the property there is a garage which connects the property to the boundary. The application site already has a large conservatory to the rear. Due to the size of the plot from the existing rear elevation there is still approximately 22m to the rear boundary.

Proposal
The proposal relates to the demolition of the existing conservatory and the introduction of a single storey rear extension with roof lights. The extension is proposed to have a depth of 5.5m and a width of 9.9m. Within the roof of the extension there are proposed to be 5no. roof lights that will be in two sections with one above the lounge which will be horizontal and 4 located vertically across the new extension.

Relevant Planning History
None

Consultations
None

Representations
None

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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

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential amenity

The neighbouring properties to the east (No.14) and west (No.10) would potentially be most affected by the proposed development with the introduction of an extension towards their boundaries in place of the existing conservatory. The property to the east (No.14), due to the existing extension they have on the boundary is not considered to be impacted to a detrimental extent.

No.10 has an extension to the rear of their property. Where the proposed extension is to replace a conservatory it is not considered that there will be any increase in the overlooking of the neighbouring property with a reduction in the levels of glazing.

The height of the proposed extension at the flat roof is approximately 3m which is lower than that of the maximum height of the conservatory. Whilst it is appreciated that the increase in eaves height will be closer to the boundary due to the single storey nature it is not considered that the height of the flat roofed extension would result in an overbearing or overshadowing impact on the neighbouring properties.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

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APPROVE

Subject to Conditions:-

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

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:	Finlay Gardner	Date: 21/11/2023
Authorised by:	Peter Barnett	Date: 24 November 2023