Development Control – Delegated Officer Report

Application Number: AWDM/0604/17 Recommendation – APPROVE

Site: 10 Sandown Road, Southwick, BN42 4HB

Proposal: Single storey rear extension to south east elevation

Date of site visit: 11.05.2017

Neighbours checked: Y

Additional neighbour notifications: Y – additional neighbours

Site and Surroundings

The application relates to a detached two storey dwelling with a detached garage and vehicular access positioned on the south east side of Sandown Road in Southwick. The garden is quite large and houses a swimming pool a dovecote and a large shed at the rear of the garden. The property has been extended with a rear conservatory and a hipped roof two storey section also appears to be a later extension.

Sandown Road is quite a short road and it extends into Phoenix Road. The neighbouring properties vary in size, form and design

Proposal

Permission is sought to replace the existing conservatory with a wider brick built single storey rear extension with a false pitch roof. The flat roof section will have 2no. large roof lanterns. The false pitch roof will continue along and wrap around the existing two storey rear section.

The extension will measure some 9.2m wide x 3.7m deep and will have a height of approx. 3.4m

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control 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 application seeks to demolish the existing conservatory and replace it with a wider single storey extension; the extension would be constructed to the rear and will have a false pitch roof which would also continue across and to the side of the existing two storey rear section. The structure would have glazed doors on its end, south west, elevation, with a window and a series of folding glazed doors on the rear south east elevation.

The existing dwelling has exposed cut foot rafters, and this scheme is also identifying this design trait on the proposal. Other design feature will include timber frame windows and doors, timber posts, and clay roof tiles. The design and materials of the rear extension will thereby match the overall design quality of the existing dwelling.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The contiguous neighbouring properties are no.'s 6, 8 and 12 Sandown Road, together with others in Oldfield Cres. namely no.'s 18, 20 and 22, however, it is only no.10 Sandown Road, that might view the extension. No 10 is offset forwards of the application site plus there is a gap between the properties of some 5m, therefore it is not considered that the single storey extension would be particularly visible to the neighbouring property Further, the extension is stepped in from the side elevation, minimizing it from view still more. It is thereby not considered to have any detrimental affect onto no. 10.

No. 6 is separated from the proposal by a distance of more than 20 metres, and the proposed extension will be largely behind the existing two storey element for it to me particularly visible to the neighbour.

No. 8 sits behind the application site, and along with properties in Oldfield Crescent is considered too far distant for the extension to result in harm onto those properties.

Recommendation

APPROVE subject to conditions

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.07.2017

Authorised by: Jo Morin Date: 26.06.2017