Development Management – Delegated Officer Report

Application Number: AWDM/0564/24 Recommendation: APPROVE

Site: 90 Underdown Road, Southwick, West Sussex

Proposal: Single storey side/rear extension

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace property with a rear two storey projection and rear flat roof dormers. It is within a street of similar style properties within Southwick near Southwick Green.

Consent is sought for a single storey rear/side extension to infill the section of the building on the south side. A single storey flat roof is proposed and it will connect to the existing ground floor space to create a kitchen diner. The extension is 4.4 metres in depth and extends in line with the rear elevation of the main dwelling. Materials to be used will match existing, with bifolding doors to the rear.

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 (December 2023)
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 extension is to the rear of the dwelling and is not visible within the street scene. Its infill and flat roof design allow a subservient scale and appearance in relation to the main dwelling. There is a similar flat roof addition at the adjacent property.

Residential amenity

The attached dwelling is screened from the extension due to the main dwelling. Therefore the only property to be affected is the semi detached dwelling to the south. The extension will project further to the rear than the neighbouring rear elevation however not to a significant degree. There is also space between the properties. There are two side windows at the adjacent dwelling however these overlook the side boundary and appear to have limited light and outlook as existing. The extension would not impact upon these to a significant degree to warrant a refusal in this case. The side elevation of the extension is blank therefore no overlooking will occur.

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 south 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: Hannah Barker Date: 23rd May 2024

Authorised by: Peter Barnett Date: 24 May 2024