Development Management – Delegated Officer Report

Application Number: AWDM/0299/23 Recommendation: APPROVE

Site: 17 Albert Road, Southwick, West Sussex

Proposal:Proposed single storey rear/side extension

Date of Site Visit: Applicant submitted photos.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced, two storey period property within a street of similar properties, within the Conservation Area. There is an existing two storey rear projection. Consent was originally sought to add a single storey side extension infilling the area between the boundary and the two storey projection, extended to the same depth, this was to be of solid construction with roof lights. Officers advised they could not support the proposal due to the impact upon the light and outlook to the adjacent windows which would be in a recess in close proximity and facing the extension.

Amended plans have been received which show the extension limited in depth to 3 metres only. The height of the side wall is limited to 2 metres and the roof is glazed. This design is in line with a similar proposal which was approved at 32 Albert Road AWDM/0146/22, this showed a matching design and scale.

Adur District Conservation Advisory Group: - APPROVE

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 and Conservation Area.

Visual amenity

The extension is modest in scale and subservient to the main dwelling. It will not be visible within the Conservation Area and therefore will preserve the character and appearance of the locality.

Residential amenity

The main concerns here are residential amenity and impact upon no. 16 Albert Road. The originally submitted scheme showed a solid construction deeper along the boundary. This was considered to result in loss of light and outlook to the adjacent recessed and adjacent windows at the neighbouring property. The scheme as amended has been reduced in depth and height (max 2 metres on the boundary) and the roof which slopes away from the boundary is shown to be glazed. This will allow light to pass through, limiting the impact upon the adjacent occupiers. It is however considered, (as was the case with no 32) that the adjacent window is within a recess and there is limited space between the dwellings and adjacent windows. The infilling of this section will result in some loss of light and oppressive impact. However, on balance, with the changes proposed this impact would not be such to warrant a refusal. The proposal as amended can therefore be supported in this case. The key components here (as with no. 32) are the 3 metre limited depth, height limited to 2 metres on the boundary and the transparent roof material. All give rise to a more acceptable, less oppressive development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on east side.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 8th June 2023

Authorised by: Peter Barnett Date: 8 June 2023