Development Management – Delegated Officer Report

Application Number: AWDM/1578/24 Recommendation: APPROVE

Site: 66 Southview Road, Southwick, West Sussex

Proposal: Single storey side extension to infill between house and terrace boundary plus alterations to openings at rear of property.

Date of Site Visit: 21st January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced, period property within a street of similar properties, north of Southwick Green. There is a two storey projection to the rear with a recessed section matching the other adjacent dwellings. There is a rear garden and off street parking to the property frontage.

Consent is sought to infill the recessed area to the side of the two storey projection with a single storey lean to extension. The extension is shown as 2.9 metres in depth with a glazed roof, to add to the open plan kitchen space with a rear door onto the garden. The existing rear elevation of the property at ground floor on the projection comprises two solid doors and a small window. The proposed plans show glazed french doors from the kitchen and a window. The existing building is rendered, the extension is shown in brickwork.

Following submission of the application and a site visit, further plans have been submitted to show the change in levels between the site and the neighbouring dwelling correctly. The site is at a slightly lower level than the attached terrace.

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 2024)
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, it will not be visible within the street scene. It is a modest extension infilling a recessed space to the rear; it does not extend as deep as the existing rear projection. It will be a subservient addition which is in keeping with the existing building.

Residential amenity

The main dwelling to be affected is the attached terrace to the north. The extension is screened by the main building from the dwelling to the south therefore there would be no impact on that property.

The dwelling to the north is at a slightly higher ground level than the application site. This can be seen in the site photographs and also on the submitted plans and sections. There is a brick boundary wall between the properties adjacent to the site of the extension continuing to a close boarded fence further down the garden to the rear.

The extension will infill the recessed space at the application site, however this will leave the window at the adjacent dwelling in a recess and it will be directly in front of an existing south facing side window. Extensions such as this are not uncommon in this type of property. In this case the depth of the extension is limited to 2.9 metres. This is below the 3 metres permitted development depth for a single storey rear extension. (Although technically this would not be permitted development as it is attached to the existing building therefore classified as a side extension). However, at this depth the impact is considered to be limited. Also, taking into account the impact of the existing two storey part of the existing building, the boundary wall and the difference in ground level.

The design of the extension with lean to roof will increase in height away from the boundary. It is 2.5 metres to the top of the gutter from the ground level of the site. However due to the level increase to the north, the height from the ground level of the adjacent, neighbouring land is 2.19 metres. The submitted plans show this along with measurements from the adjacent windows showing light impact.

It is considered that,on balance, due to the limited height on the boundary as a result of the change in levels and proposed design, the glazed roof material and the depth

being limited to 2.9 metres, that the proposed development can be supported. There will be some impact upon the light and outlook to and from the adjacent dwelling; however, taking into consideration the above, this would not be such as to warrant a refusal. It should also be noted that no representations have been received. The key components here being the height limited to a maximum of 2.19 metres, the transparent roof material and limited depth of 2.9 metres.

Similar development has been granted at 17 Albert Road Southwick AWDM/0299/23 and 32 Albert Road AWDM/0146/22.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, brick work and glazing to roof of extension.
4. No glazing on the north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 24th February 2025

Authorised by: Peter Barnett Date: 24 February 2025