Development Management - Delegated Officer Report

Application Number: AWDM/1473/18 Recommendation – Approve

Site: 1 Queens Road, Southwick

Proposal: Two storey side extension to west elevation to replace single storey side extension.

Date of site visit: 9 October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached house on the corner of Queens Road and Kings Road. It has a single storey extension on its west side which is visible from the street.

It is proposed to replace that extension with a two storey extension which will project further forward but which will still be set back from the front of the property. It will measure 3m wide (same as existing), 6m deep and 7m high. It will have a low eaves similar to the existing house with a dormer on the front and rear roofslopes.

The application site slopes down to the south. The side and front garden is enclosed by a low brick wall. The rear garden is enclosed by a taller brick wall. There is a detached garage building in the rear garden with access from Kings Road.

The immediate surrounding area is characterized by a mix of dwelling types including 2-storey houses, chalet-style houses similar to the application property and bungalows.

Relevant Planning History

AWDM/0942/11 – Single-storey side extension - approved

Consultations

West Sussex County Council:

Adur and Worthing Councils:

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension will be more substantial and prominent than the existing single storey extension. However, it has been designed to appear subservient in scale to the existing house, set 1.5m back from the front elevation. The gabled roof form would be sympathetic to the style of the existing house.

The proposed extension would not extend closer to Kings Road than the front of the existing garage building. Having regard to its set back position and subservient scale the proposed extension would not appear as an unduly dominant feature and would retain the open character of the corner.

Residential amenity

The proposed extension would be well separated from the nearest dwellings opposite in Kings Road, and to the north in Holmbush Way. No windows are proposed in the side elevation.

The rear dormer will face the rear of 36 Holmbush Way at a distance of 22m. Views will be partly obscured by the existing garage at the rear of that property which sits on slightly higher ground. As such, there would be no adverse impact on the amenities of neighbouring residential occupiers in terms of overbearing effect, overshadowing or overlooking resulting in a loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Peter Barnett Date: 5 November 2018

Authorised by: Gary Peck Date: 5 November 2018