Development Management – Delegated Officer Report

Application Number: AWDM/1996/22 Recommendation: APPROVE

Site: Churchills, The Cotswolds, Southwick

Proposal: Demolition of existing garage and construction of two storey pitched roof side extension with front roof light. Demolition of existing conservatory and construction of single storey rear extension, raised patio and timber sun screen. Proposed porch extension.

Date of Site Visit: 24th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling within a cul de sac near Southwick Green. It is located within the setting of the Conservation Area. The property currently has a driveway to the front with a garage linked to the side with a flat roof extension to the rear and a conservatory. Consent is sought to demolish the existing side garage and construct a two storey side extension. The extension will provide a ground floor garage and utility and a master ensuite above. To the rear the existing conservatory is to be replaced with a 4 metre deep extension with a timber pergola to the side of the house. Also proposed is a porch extension to bring the existing porch slightly further forward.

Amended plans have been received which remove rooflights to the front roof slope to improve the appearance of the development.

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 setting of the Conservation Area.

Visual amenity

The proposed works will be clearly visible within the street scene. The side extension will result in an increased bulk of development to the side of the existing building; the existing ridge will be continued along. There is set in from the side boundary and although the scale of building will appear greatly increased this would not be out of keeping. The building is within a cul de sac of large detached properties which all vary in appearance and design, a few are more substantial than the existing site. This proposal will complement those existing and provide a development which is in keeping with the existing dwelling. There is an existing porch to the front and this is to be extended further forwards. In combination with the side extension this small projection will add character to the front elevation and connect the development on either side. The extensions to the rear and side will not be visible within the street scene and although adding significant footprint it does not give rise to development which is detrimental or harmful to the character and appearance of the building or its location within the setting of the Conservation Area.

Residential amenity

Due to the width of the plot and the building position in relation to the adjacent dwellings it is not considered that any of the proposed development will have any adverse impact upon the adjacent occupiers in terms of light, privacy or outlook. The rear single storey extension and sun pergola are set in from the boundaries. The two storey addition is set in from the boundary and there are two ground floor side windows at the adjacent property which are currently impacted by the existing garage. While taller and bulkier than the garage, it is not considered that the impact of the extension upon these windows would be such to warrant a refusal in this case. They are likely to be secondary openings also. There are no windows on the side elevations proposed and a condition is attached to ensure that this remains the case.

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 north side wall or roofslope of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th February 2023

Authorised by: Peter Barnett Date: 15 February 2023