Development Control – Delegated Officer Report

Application Number: AWDM/0418/20 Recommendation – APPROVE

Site: 7 Church Lane, Southwick, BN42 4GD

Proposal: Single storey rear extension (existing conservatory removed).

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is within the Southwick Conservation Area, but is not a Listed Building.

The building is a two storey semi-detached brick faced dwelling with a small pitched roof dormer, and a ground floor, hipped roof bay window. The front garden has been laid to hardsufacing with a strip of landscaping edging on the side boundary with its adjoining neighbour no.9. It has a piered brick boundary wall to no. 5; a flint front boundary wall and a more modern brick side boundary wall to no. 9.

At the rear, there is an existing conservatory; and a detached shed/outbuilding structure. The property has a long rear garden of some 45m in length, which is sloping down from the dwelling.

The neighbouring properties have a mix of rear extensions/conservatories, and no.9 has a conservatory of a similar depth to that existing at no.7.

The application seeks permission to replace the existing rear conservatory with a single storey extension of the same depth, but slightly wider, namely closer to the mutual boundary with no. 9

Planning History: None

Consultations:

ADCAG: Approve

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the replacement of the existing conservatory with a new, slightly wider, rear extension.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the designated Conservation Area and its surroundings.

Visual Amenity

The removal of the existing conservatory and its replacement is considered acceptable. The design of the new extension would be appropriate for the building, and elevationally, will offer a similar amount of glazing at the rear to the existing structure. It will be slightly higher by approx. 700mm than that existing as it will be a flat roof, but it will not look out of keeping.

The roof will be extended further than the proposed rear elevation, in order to provide shade to the new room, and it will be closer to the adjoining neighbour no. 9 but there will be no windows on the side elevation.

The rear conservatory extension at no.9 lies approx. 700mm distant from the mutual boundary and this section would be some 2.4m long. No.9 lies to the west of the infill extension and thereby it is not considered that there would be any unacceptable loss of light given that there is existing overshadowing from the existing rear extension and bringing the new extension closer to the boundary would not result in significantly more overshadowing than currently exists.

It is thereby considered that the proposal would not result in unacceptable harm onto the visual amenities of no.9 or the character and appearance of the Conservation Area.

Residential Amenity

The neighbouring properties that could be affected by the proposal are no.9 Church Lane, but for the aforesaid reasoning, it is considered that the proposal would not adversely affect the existing residential amenities of the neighbouring residential property

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side elevation facing no.9

Informative
1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 01.06.2020

Authorised by: Peter Barnett Date: 1 June 2020