Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1175/13

Site: **34 Southwick Street, Southwick**

Proposal: **Raised patio to rear (east) elevation 500mm high above ground level**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a raised patio 500mm above natural ground level measuring 4 metres in length and 6.2 metres in width.

The application property is a detached bungalow with a distinctive 'eyebrow' dormer on its rear elevation. The surrounding area is residential in its character.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity
The deck is positioned at the rear of the building and not visible to the public. Its materials would not be untypical of other garden structures.

Residential amenity – effect on existing dwellings

The decking would be built upon the part of the garden already used actively for recreational pursuits so its use would not generate harmful noise and disturbance onto neighbours.

At this point the shared boundaries to neighbours are relatively well screened by hedging and shrubbery. The low height of the decking would not allow for harmful overlooking and loss of privacy by way of invasive views.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 15-11-2013

Authorised and signed by: Peter Barnett Date: 18 November 2013