Development Management - Delegated Officer Report

Application Number: AWDM/1840/19 Recommendation – Approve

Site: 67 The Green, Southwick

Proposal: Single storey rear/side extension to West and North elevations

Date of site visit: 12 December 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling on the west side of The Green, within the Southwick Conservation Area. It has a conservatory extension at the rear which it is proposed to demolish and replace with a single storey flat roofed extension, measuring, as amended, 5m deep. It was originally proposed to span the full width of the house but, following concerns at the impact on the adjoining property, it has had its width reduced to 3.5m.

To the north, the adjoining property is a Grade II listed building, 69 The Green, which is set further back than No.67 and whose side wall containing two windows is directly on the boundary with No.67. To the south, No.65 is attached to No.67 but separated by a passageway. It has several windows facing the site and a rear conservatory.

Relevant Planning History

None

Consultations

Adur and Worthing Councils: The **Design and Conservation** Architect considers that the amended design works much better and allows a suitable space next to the Listed Building

ADCAG: Recommend approval

Representations

Original Plan - Letter of support received from the occupier of 69 The Green:

- Well thought out and not a concern

Amended Plan - We are in full support of their changes

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 the Conservation Area.

Visual amenity/Impact on Conservation Area

The extension is at the rear and will not have a visual impact on the Conservation Area, the character and appearance of which will be preserved.

Setting of Listed Building

The extension originally was considered to have a poor relationship with the listed building, obstructing a ground floor window at No.69 and leaving only a small gap between buildings.

As amended, a larger gap of nearly 3m is retained, similar to that which currently exists, resulting in a better relationship with the listed building and not having a harmful impact on its setting.

Residential amenity

The extension is deeper than the 3.5m recommended in DM Standard No.2 but is no deeper than the existing conservatory. While the eaves height will be slightly higher than that of the conservatory (by 30cm), the overall height of the flat roof will be lower. To the south, No.65 has a glazed door, which would be left in a deep recess as currently, as well as two windows facing the side of the proposed extension. They both serve the kitchen. At the rear there is a glazed conservatory. Given that the proposed extension is not significantly larger than the existing, it is not considered that any material increased harm will rise.

The extension will have glazed bi-fold doors on the north and west elevations and the north-facing doors will face across to the ground floor window at the side of No.69. The window is small and was obscured by a curtain at the time of the site visit. Views into the window are possible by standing in the rear garden of No.67 and from the existing conservatory. The occupier of No.69 has written in full support of the proposal. The extension is no nearer than the existing conservatory and, taking all this into account, it is not considered that there are serious concerns with regard to increased loss of privacy or residential amenity.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 22 January 2020

Authorised by: Gary Peck Date: 22 January 2020