Development Control – Delegated Officer Report

Application Number: AWDM/1437/16 Recommendation – APPROVE

Site: 18 Oldfield Crescent, Southwick, BN42 4FZ

Proposal: Single-storey rear extension to north elevation with balcony above

Date of site visit: 20.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a pitched roof, detached, 2-storey residential dwelling, with an integral garage, and a drive to the front. The property is positioned approx. 1m from the boundary to no. 20 and very close to boundary with no. 16. Fencing to no.16 is approx. 2m in height and to no. 20 approx. 1.5m. The rear garden is very long, some 38m.

The property to the rear of the site, sits on much lower land than the application site, (the applicant informed me at the time of my site visit, that the rear property is some 6m lower as it is situated on a former flint quarry.) Therefore other than the roof, the whole of the house at the rear is not viewed from the application site.

No 16 has constructed a 4m deep single storey rear extension, and at the time of site visit were in the process of constructing a very large roof extension (hip to gable plus large dormer with Juliette balcony).

No. 20 sits further back in its plot than no. 18 and has a drive directly between the properties and a garage building onto the boundary with the application site.

Neighbouring property no. 20 has 1st floor windows to the side facing the application site, both are obscured glazed, and both serve bathrooms. The ground floor has 2no. side windows which, I am informed, both serve a kitchen.

The surrounding area is made up of a mix of dwelling styles and sizes, predominantly 2 storey detached residential properties.

Proposal

Planning permission is sought for a single-storey rear extension extending across the full width of the house, approx. 10.3m x 4m deep, with a height of some 3.5m.

The roof will be a hipped, false pitch, with a flat roof centre which will be utilized as a balcony area, although at the centre of the flat roof balcony area, will be a glazed lantern which will provide light into the lounge/kitchen use below. A glazed screen would be put in position inside of the false roof, with the sides having a resultant height of 1.8m and the front at 1.1m

No windows are proposed within the side elevations of the extension, and the rear elevation has glazed French doors being the only access into the new gym, and glazed bifolding doors to the lounge section of the new extension together with an opening window directly to the side of the bifolding doors which will be serving the new kitchen area.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Submission Adur Local Plan 2016: P2, P15
Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the neighbouring residential properties.

The proposed extension would be across the whole width of the rear of the property, and would protrude out 4m. The distance from the rear extension to the side boundary with the neighbouring property to the west, no. 20 Oldfield Crescent would be some 900mm and the distance from the boundary to the side wall of no. 20 would be some 2.8m. Thereby the total distance would be some 3.7m. No. 20 has 2no. windows on its ground floor side elevation, facing the application site, and both these windows serve their kitchen. Having regard to the scale of the proposed extension having a single-storey eaves height, with the vertical face of the privacy screen sited further in from the tiled 'skirt', it is considered the effect on the outlook from the kitchen windows would not be unduly oppressive or overbearing, or result in a significant loss of daylight as to cause unacceptable demonstrable harm to this property.

The rear extension will not protrude further out than the neighbouring property no. 20, thereby it will not be visible from the main rear windows of their property, or result in overshadowing or overbearing of that property.

It is intended that the roof area will be utilized as a balcony, and a screen to the sides of the balcony will be provided, which will be a safety screen and a condition requiring that the glazing be obscured glass, to obscure level 3 as a

minimum, would be appropriate, this will prevent overlooking onto the neighbouring properties.

The extension is located wholly at the rear and would have no impact on the street-scene.

The rear extension would have no adverse amenity impacts for neighbours to either side of the application site

Further, as the property to the rear is neigh on 40m distant, it too will not be negatively affected by the proposal.

Recommendation

APPROVE subject to the following conditions:-

1. Plans
2. Standard time limit
3. Materials to match existing
4. No windows in side walls
5. The glazing in the side elevations of the balcony screening, shall be to obscure level 3 as a minimum. Install prior to first use of balcony and thereafter retain.

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 31.10.2016

Authorised by: Jo Morin Date: 01.11.2016