Development Management - Delegated Officer Report

Application Number: **AWDM/1843/15**

Recommendation – Approve

Site: 40 The Green Southwick

Proposal: Single storey side/rear extension (existing rear extension removed

Date of site visit: 21 March 2016

Neighbours checked: Y

Additional neighbour notifications: N
Site notice posted 29/01/16

Proposal, Site and Surroundings

The site relates to a semi-detached house located on the east side of The Green. The application property is located within the Southwick Conservation Area.

Permission is sought for the construction of a single storey rear and side extension which would wrap around the original two storey rear projection. The extension would measure 11.5 metres in length from the main rear wall and 2.1 metres in width from the existing side wall of the rear projection. The extension would project 3.8 metres in depth from the rear wall of the two storey rear projection and 5.7 metres in width overall. The extension has been designed with a flat roof up to 2.8 metres in height and with raised rooflights protruding approximately 0.25m above the roof level. The extension would be finished in painted render and single ply membrane. Windows would be in PVCU and with powder coated aluminium doors to the rear finished in white.

Relevant site history
None

Consultations and Representations
Adur District Conservation Advisory Group – '*Unanimously agree to Approve'*

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

The extension would replace an existing lean-to addition of the same depth and to the same depth of the addition to the rear of the adjoining dwelling. Although the eaves height of the proposed extension would be higher than that of the existing structure, the relationship with the adjoining dwelling is such that it would not pose any significant threat to the amenities of neighbouring occupiers to the south.

To the north, the neighbouring house has a side outbuilding addition similar to that of the application site and a side/rear glazed lean-to greenhouse/potting shed and covered area that encloses the rear and side windows. The ground level of the application site is slightly lower than that of No.42 to the north at this point. At 11.5 metres in depth, the extension would be fairly large but would be reasonably well separated from the neighbouring occupier and given the slightly lower ground level and the presence of the existing structures at No.42 that already enclose the main windows, there would be no significant impact to the occupiers of No.42 in terms of loss of light or outlook. The applicant has indicated obscure glazing to one of the side windows but the other window and side door would be clear glazed. This would not alter the existing situation significantly in terms of overlooking and the lower ground level and boundary fencing would ensure that there would be no significant loss of privacy.

Visual amenity
Although the wrap around design is not ideal, the proposed extension would be located to the rear of the property where views of the proposed extension would be limited from The Green by the existing outbuilding structure to the side of the property. Although fairly deep, the size of the extension would be relative to the scale of the existing building and the simple form of the design with a slim profile to the roof and render to match the existing building would be reasonably sympathetic. The site is well enclosed and so there would be no significant impact on the character or appearance of the Conservation Area.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Drawing number 15896/PA/100 Revision A entitled ‘Site Location Plan and Proposed Block Plan’ deposited 26 January 2016
   Drawing number 15896/PA/101 Revision A entitled ‘Existing and Proposed Scheme’ deposited 26 January 2016
   Email of clarification received 22 March 2016
3. Matching render
4. No further side windows

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 22 March 2016

Authorised by: Peter Barnett Date: 22 March 2016