Development Management - Delegated Officer Report

Application Number: AWDM/0780/22 Recommendation – APPROVE

Site: 4 Old Rectory Gardens, Southwick, West Sussex

Proposal: Flat and pitched roof rear extension

Date of site visit: 21st June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property within a private road accessed from Kingston Lane Southwick. There are a mixture of property styles with detached and semi detached dwellings with contemporary and traditional finish.

Consent is sought to remove the existing rear conservatory and lean to extensions and to extend from the rear wall of the original property, the full width at single storey level by 5.8 metres with a combination of monopitch and flat roof. Three roof lights are proposed in the monopitch roof and materials to be used will match existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the property. It is large in depth at 5.8 metres however it partially replaces existing extensions and is to the rear of the property and will not be visible within the street scene. The application site has a long garden therefore the proposal will not overdevelop the site and is

considered to be acceptable in scale and design with the existing dwelling house.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a conservatory extension of matching depth as the existing conservatory at the application site. The proposed extension will project 2.1 metres beyond the existing neighbouring conservatory. It is therefore considered that this relationship will be acceptable. Development Management Standard No. 2 states that with an attached property an extension can project up to 3.5 metres beyond the rear of the adjacent dwelling without being considered to impact upon light or outlook detrimentally. The extension is also located to the north of the attached property and therefore will not reduce sunlight to that property.

To the north is a detached dwelling which is roughly in line with the rear of the application site as currently extended. There is space between the dwelling houses and the mutual boundary. At 5.8 metres and single storey, with the rear section being flat roof in this case it is not considered that the extension will result in loss of light or overbearing impact to the adjacent occupiers. On balance this depth can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on north or south elevation.

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

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.

Case Officer: Hannah Barker Date: 21st June 2022

Authorised by: Peter Barnett Date: 21 June 2022