Development Management – Delegated Officer Report

Application Number: AWDM/0991/22 Recommendation: APPROVE

Site: 212 Old Shoreham Road, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: no visit use of google maps and photos

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey property within a street of both semi detached and detached properties on the south side of Old Shoreham Road in Southwick. There is an existing lean to extension 2.7 metres in depth the full width of the house and a shed, both are to be removed. A single storey flat roof rear extension is proposed 4 metres in depth the width of the property with a roof lantern.

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 and replaces a smaller extension and the existing shed close to the rear of the property is also to be removed. The scale of the extension is subservient to the main dwelling and materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the east the neighbouring property has a flat roof rear extension of a similar depth with a window facing toward the application site. This window currently faces onto the side boundary wall and therefore has limited light and outlook. The proposed extension will be built adjacent to this window however on balance any further loss of light and outlook will not be significant and there is southerly aspect and light to the room from the rear windows in the neighbouring property.

To the west is a detached dwelling with an open canopy to the rear adjacent to the boundary and an extension projecting on the far side of the rear elevation. The ground level of the site is also slightly higher than that next door. At 4 metres in depth it is considered that the scale of the extension is modest. Development Management Standards state that a semi detached property could extend up to 3.5 metres adjacent to the boundary with an attached property. There is space between these properties and despite the extension to the west the adjacent recessed windows are not considered to be significantly adversely affected in this case in terms of light and outlook. The rear of the properties also have a southerly aspect and long rear gardens.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east and west elevation of the extension.

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: 7th July 2022

Authorised by: Peter Barnett Date: 7 July 2022