Development Control – Delegated Officer Report

Application Number: AWDM/1774/17 Recommendation – Approve

Site: **20 Sandown Road, Southwick**

Proposal: **Change of use of strip of land to west of No. 20 to domestic curtilage (garden) for No.20 (from Meadway Court). Single-storey extension to west elevation and single-storey side and rear extension to east and south elevations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/1/17

Site and Surroundings

This application relates to a detached interwar house on the south side of Sandown Road which adjoins the communal grounds of flats at Meadway Court. The property has a prominent hipped and gabled roof and is red brick at ground floor with painted render above and painted vertical boarding details in the front and rear gables.

On its east side it has a recessed side garage and door in its main side wall. On the west side it has a modest porch which abuts the boundary with Meadway Court land.

To the east is a semi detached house built in the 1970's on slightly lower ground.

The property is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Planning permission is sought to change the use of a strip of communal garden land in the ownership of Meadway Court to land within the curtilage of the site and to erect a porch on it. The strip of land measures 2 metres in width by 27 metres in length, the length of the site. The west side porch proposed measures 2.95 metres in width and has a mono pitched roof with an eaves height of 2.45 metres and 3.6 metres high to ridge. It is 3.835 metres in depth and set 1.5 metres back from the front of the house.

It is also proposed to erect a single storey side and rear extension on the east side. It too is shown to be set 1.5 metres back from the front wall and is 2.56 metres in width. It extends the full length of the remainder of the side wall and 2.56metres beyond and wraps around the back wall. It too has a mono pitched roof to the heights described above.

The application has been revised since first submitted to show rendered elevations to the front of both extensions and the long flank wall of the east elevation.

Relevant Planning History

AWDM/1303/17 - Application for Certificate of Lawfulness for proposed single storey side extension to west elevation (single storey east side extension under AWDM/1738/16). Refused 25.10.17

AWDM/1738/16 - Application for Certificate of Lawfulness for proposed single storey side extension to east elevation and removal of ground floor front bay and infill under first floor bay. Granted 11.1.17

Consultations

None received.

Representations

Objection received from occupiers of 18a as follows:

1. Loss of light.
2. Loss of reflected light as the existing garage wall is rendered and painted in keeping with the rest of the property.
3. Such a long brick wall elevation will be an oppressive eyesore to live with.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The site adjoins open communal amenity space belonging to flats at Meadway Court. The applicant has confirmed purchase, from Strattons, of a 2 metre wide strip of this land parallel with her west boundary and for the length of the site. Purchase of this land enables her to replace her west side porch with a larger one. The proposed porch will not impact on any neighbour. It is well removed from Meadway Court flats and from No. 24. The loss of this narrow piece of open land will not significantly reduce the open space available to Meadway Court residents. Some scrub shrubbery on this land, close

to Sandown Road, may be lost but the tree officer has confirmed it is not hugely significant.

18a, to the east, is a 1970's semi detached house set further back in the street. It has been extended to the side. Closest to the common boundary it has two front facing kitchen windows. The kitchen at 18a is 'L' shaped into the side extension and has a narrow tail which extends the length of 18a with a high level window and glazed door in the side wall and another window in the rear wall. This room has three aspects.

The east side extension replaces a garage on site. The garage sits 1.85m beyond the main rear wall and is fractionally deeper than the rear wall of 18a, approximately 200mm. The proposed extension will sit 2.56 metres beyond the site's original rear wall. In effect the extension will be approximately 1 metre deeper at the rear than the window in the rear of 18a. At the front the extension projects forward of the front of 18a by 3 metres. 18a has a gap to the shared boundary of less than 1 metre. Light and outlook to the front and rear windows of the kitchen of 18a will not be significantly reduced.

The side kitchen window and door will be obstructed by the new extension. They currently face the side of No. 20's garage at less than a metres distance but the higher roof will be more imposing from the side view. However, as the side window and door are secondary sources of light and outlook it is not considered that planning permission can be withheld on this basis. In any effect the impact will be no different to the impact of the side extension agreed under a Certificate of Lawfulness last year.

The side wall of the proposal has been revised to be rendered so as not to be so oppressive when viewed from 18a and to reflect some light.

It is not considered that the extension will result in substantial harm to amenity at 18a.

Streetscene

The extensions are set back from the main front elevation by 1.5 metres. They will not be imposing in the street. The east side extension is now shown to be rendered and painted front and side and the new porch on the west side is shown to be rendered on the front. This softens their appearance and will not conflict with the original part brick and part rendered elevations. The rear extension is shown to be fully brick. This is acceptable on the rear elevation.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. No side windows
4. Rendered as per revised plan
5. Boundary treatment details

Informative

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.

Is recommendation contrary to any representations? Yes

Case Officer signed:	MOK	Date: 23/1/18
Authorised and signed by:	Peter Barnett	Date: 23 January 2018