Expiry Date – 25/9, ppa agreed to 18/10

Development Control – Delegated Officer Report

Application Number: AWDM/1106/18 Recommendation – Grant

Site: 85 The Crescent, Southwick

Proposal: Single storey side extension and front porch.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.9

Site and Surroundings

This application relates to a 1920's semi detached house on the north side of The Crescent at its junction with Park Way. The property is angled to face the crossroads junction in common with the three other paired corners.

The property is not in a conservation area and is not listed.

It has been extended at single storey level to the rear and has a wrap around roof extension. It sits on slightly higher ground than its neighbour to the west, No. 83.

Proposal

This application was originally for a two storey side extension. It has been revised to single storey only to replace the side garage/store. The extension follows the angled side boundary, as does the garage. It is set back from the front by 300mm and extends to the back wall of the original house. It is to have a shallow pitched roof with an eaves height of 2.8 metres and a ridge height of 3.8 metres.

A porch is also now proposed with a maximum height of 3.4 metres.

Relevant Planning History

0459/07- demolition of conservatory and erection of replacement single storey rear extension. Granted 10.9.07

53/02 – Detached double garage fronting onto Parkway. Granted

No. 83

AWDM/1279/18 - Two storey side extension to east elevation with continuation of pitched roof over with roof lights to front elevation. Rear dormer with Juliet balcony.

Demolition of existing conservatory and construction of single storey rear extension.
Pending

Consultations

None undertaken.

Representations

No response received to the reconsultation. Objection received to the original proposal from No. 83 as follows:

The roof overhangs our boundary harmful to residential (visual) amenity.
It projects 2 m forward of our house. There will be an application for a two storey side extension to our home soon. The extension proposed for 85 will be overbearing and will cause a loss of daylight and outlook.
Adur's Development Management Standard requires extensions to be set 1 metre off the shared boundary.
The extension is out of scale with the existing building and spoils proportions.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
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 side extension is largely a replacement of the garage and follows the side boundary to the original back wall of the house. It is set 300mm back from the frontage. No. 83, to the west, sits behind the angled front wall of the application site and has a garage on the shared boundary. Behind their garage No. 83 has a WC window and kitchen window in their side wall which will face the extension. The kitchen window will not be obstructed by the extension and this kitchen also has a rear aspect. No other neighbour is affected.

The extension will not cause significant harm to neighbour amenity.

The porch is typical of porches built under PD and only requires planning permission because of its height as internal floor level is above ground level.

Character

The house opposite has a single storey side extension in a similar position. No. 87 has a detached garage alongside its flank wall. No. 76, diagonally opposite has a two storey side extension. The application property sits approximately 2 metres forward of No. 83 and the proposed side extension is further forward than the garage to be replaced. It will be more prominent in the streetscene than the garage when approaching from the west. However, it is not considered that it will cause significant harm to the character of the street. PD for side extensions exists for this property.

This proposal, including the porch, will not be harmful to visual amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. materials to match
4. no new windows – side

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? No.

Case Officer signed: MOK Date: 16/10/18

Authorised and signed by: Peter Barnett Date: 16 October 2018