Development Control – Delegated Officer Report

Application Number: AWDM/0155/13 **Recommendation – Approve**

Site: **5 Glebe Close, Southwick**

Proposal: **Proposed first floor rear extension**

Date of site visit: 3rd April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey dwelling within a cul de sac with a number of similar style dwellings either side of the application site. The dwellings are set back from the highway with front gardens and driveways.

Permission is sought for a two storey rear extension 3 metres in depth the full width of the main dwelling, (7.2 metres wide.) The design of the extension as originally submitted comprised of a full hipped roof and continuation of the ridge at the same height as the main roof.

The applicant's agent was advised that due to the visibility of the extension to the ridge from the highway and the uniform appearance of the adjacent dwellings on this side of the cul de sac with the dominance of roofs with the original 'pyramid' form that this design could not be supported. (It is however acknowledged that no. 6 adjacent has a similar extension where the ridge has been extended to the rear however consent for this was granted in 1994 for this first floor extension SW/46/94/TP. Due to the time that has lapsed since this consent it would not be justifiable to use this as a precedent for further development of this nature.)

The plans have subsequently been amended to provide a dual pitch design which provides the same accommodation however the overall roof height is lower and removes the issue with regards to the extension to the ridge and therefore the application can be supported.

Representations: No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is to the rear of the dwelling. The plans as amended show the dual pitch with lowered roof slope. This allows for the original ridge to be retained and therefore does not affect the dwelling when viewed within the context of the adjacent dwellings and within the street scene. The extension as amended is subservient to the main dwelling and is in keeping in design and scale. The materials used will match existing.

Residential amenity

The main properties to be affected are those either side of the site, no. 4 to the west and no. 6 to the east. Between the site and no. 4 are two single garages. These provide separation between the dwellings of 6 metres. Therefore the two storey extension of 3 metres in depth will not result in any overbearing impact to the rear of no. 4.

At no. 5 there is a covered way to the east side of the house set back. This is adjacent to the proposed extension. Adjacent to the boundary at no. 6 is a lean to extension this is set back and is along side the main part of the dwelling. It wraps around to form part of a single storey rear extension, to the rear of the existing two storey extension which was granted under planning permission SW/46/94/TP. The proposed extension is limited to 3 metres in depth. It is therefore not considered that there will be any adverse impact with regards to loss of light, overbearing impact or loss of privacy.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans
4. No windows in side walls

Informatives

1. 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 letter(s) of representation? N

Case Officer: Hannah Barker Date: 3rd May 2013

Authorised by: Jo Morin Date: 7 May 2013