Expiry Date
23.8.2016

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0990/16

Site: **55 The Crescent Southwick Brighton**

Proposal: **Single-storey rear extension to be used as granny annexe elderly relative (Re-submission of AWDM/1790/15)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 3.1 metres in height, 6.57 metres in length, and 3.477 metres in width (the difference between this and the original permission AWDM/1790/15 is a *reduction* in the width of the rear extension by 1 metre. Full details are shown on the submitted drawings.

The application property is an inter-war semi-detached two-storey dwellinghouse. The surrounding area is residential in its character.

Relevant Planning History

AWDM/1790/15
SINGLE-STOREY REAR EXTENSION TO BE USED AS GRANNY ANNEXE FOR ELDERLY RELATIVE
APPROVED CONDITIONALLY 15/02/2016

Consultations

Southern Water: *Add informative*

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework: Para 14
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle. The accommodation would be ancillary to the main house, like before.

Visual amenity

> Like before, the scale of the extension is sympathetically domestic in relation to the host dwelling. Its flat roof would reduce its bulk and mass. Its exterior materials and finishes would match existing. The windows would be similar to the fenestration on the main house.

Residential amenity – effect on existing dwellings

It is the neighbour to the west side who is principally impacted upon by this development (which is physically removed from the remainder).

Neighbour to the west

The extension length protrudes for 6.6m into the rear garden, close to the shared boundary with the neighbour.

However its design has been amended to a flat roof which reduces the proportion of built form that would protrude above the shared boundary fence (irrespective of the very marginal level changes between the site and neighbour's land). The extension is angled slightly off from the boundary. The outlook and light received by the neighbour's nearest habitable room window to the shared boundary (a kitchen) is already compromised by the existing two-storey extension at No.55. No windows are proposed in the flank of the extension facing the shared boundary.

In such circumstance, the proposal would not adversely overbear or overshadow, and there would be no adverse overlooking/loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Accommodation to be ancillary
4. Materials and finishes to match
5. No windows/openings in extension flank

Informative

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 24-08-2016

Authorised and signed by: Jo Morin Date: 24.08.2016