Expiry Date – 10/5, ppa 17/5

Development Control – Delegated Officer Report

Application Number: AWDM/0434/21 Recommendation – Grant

Site: 7 Southdown Road, Southwick

Proposal: **Single storey side extension including attached garage**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27/4

Site and Surroundings

This application relates to a detached two storey Victorian villa on the north side of the road within the Southwick conservation area. To the east is a driveway to a bungalow built at the end of the back garden. Further east is a car park to 9 Southdown Road, a social club. To the west is a pair of modern infill semi detached houses set further back from the road.

There is a mature Walnut tree in the rear garden and others inside the boundary with the driveway to 7A.

Proposal

Planning permission is sought to erect a side extension measuring 9 metres in width to include a garage and kitchen extension. The extension has a staggered front building line with the kitchen addition set back behind the existing feature side entrance and the garage closest to the western boundary projecting forward.

The kitchen link extension is flat roofed to a height of 3.9 metres and has a roof lantern. The garage includes a pitched roof to a maximum height of 5.1 metres. It is set off the east boundary by 1.025 metres.

This application follows earlier pre-application advice.

Relevant Planning History

AWDM/1040/18 - Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 2.5m and shorten one branch growing on west side of one Walnut tree (T1) and to fell two Eucalyptus trees (T2 & T3) in the Southwick Conservation Area. Granted.

SW/90/03 – Detached single garage on east side. Granted.

SW/43/79 - Amendment To Planning Permission Granted Under SW/106/78/TP To Alter And Extend Existing Workshop To Form A Bungalow. Granted

Consultations

Adur District Conservation Area Advisory Group: No objection.

Arboriculture Officer: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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 of the property and wider conservation area and the impacts of the development on neighbour amenity.

Character

The extension is set well back from the road and is subservient to the main dwelling. The kitchen set back protects the ornate characterful main side entrance detail. The garage has a pitched roof on it to break up the expanse of flat roof previously proposed. It is a thoughtful design in keeping with the villa and the overall conservation area.

The Council's Arboriculture officer has no objection to the proposal.

Neighbour amenity.

The extension is set off the rear boundary with 7a by 14 metres. It is set off the eastern boundary by 1 metre the other side of which is the access road to 7a at the rear. Champion House club's car park is further to the east.

No neighbour amenity issues will arise.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*

2. *3 years*
3. *Materials to Match*

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 14.5.21

Authorised and signed by: Peter Barnett Date: 14 May 2021