Development Management - Delegated Officer Report

Application Number: AWDM/1826/21 Recommendation – APPROVE

Site: 1 Old Barn Way, Southwick, BN42 4NS

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the east side of Old Barn Way and is a two storey end of a terrace of 4no. dwellings. It has an existing single storey rear extension which the design and access statement confirms that it is a composition of lean-to type structures.

The property also has a side garage sited to the rear of the dwelling which sits close to the boundary with the property to the north.

The adjoining terrace of the 4no. dwellings have some form of rear extensions with no. 7's rear extension being of a double depth construction.

The properties within the area in general are predominantly two storey terraced, and the majority of them have single storey rear extensions.

Proposal:

The application seeks permission to replace the existing rear extension with a purpose built extension measure approx. 5.8m wide x 4m deep x 3m high (excluding roof lantern).

No windows are shown on the side elevations and 1no. window a triple bifold doors are shown on the rear (east) elevation.

Consultations

None

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 locality

Visual & Residential Amenity:

The proposed extension will be simple in design and thereby will conform well with the existing dwelling.

Further, the proposed rear extension will be of approx. the same depth as the current rear extension to the rear of no. 3 and thereby it will not result in any material overshadowing or overbearing of this property, and in any case the extension will be to the north of no. 3, which would minimize any overshadowing of that property.

The rear of the properties to the north of the application site some 15m distant, and thereby their existing residential amenities will not be materially affected by the proposal.

However, a condition limiting the inclusion of windows onto the side elevations of the extension would be reasonable, in order to limit overlooking onto neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 16.12.2021

Authorised by: Peter Barnett Date: 16 December 2021