Development Management - Delegated Officer Report

Application Number: AWDM/1196/24 Recommendation – Grant

Site: 53 Underdown Road, Southwick

Proposal: Rear single storey extension.

Date of site visit: 9/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced Victorian house on the west side of Underdown Road in the established suburb of Southwick. The property is double storey bay fronted in a painted render finish under a tiled roof. It has a deep outrigger, typical of the terrace and a small single storey rear addition beyond. There is a static caravan in the back garden.

Off street parking for one or two cars exists on the front forecourt. The property has a long rear garden in excess of 23 metres in length beyond which is 49a, a backland bungalow. There is a shared access to the south of No. 51 which gives rear garden access to No. 53.

No. 55 is a single dwelling with an extension as proposed here and built in the last couple of years. No. 51 is in two flats and has a single storey rear extension.

The property is not in a conservation area and is not listed. There are no TPO's on the site.

Permission is sought to add a 7 metre deep rear extension which wraps round the two storey outrigger and in part replaces the ground floor rear extension. It is flat roofed to a height of 3.1 metres and includes two rooflights. It is to be finished in painted render to match the house.

Relevant Planning History

AWDM/0784/20 – Single storey rear extension. Granted.

AWDM/0157/19 - Application for Certificate of Lawfulness for proposed siting of a static caravan in rear garden for use by family member. Granted

AWDM/0624/18 - Single-storey rear extension and front and rear dormers. Granted.

Consultations

None.

Representations

4 neighbours: No response.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves upgrading 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.

Residential amenity

No. 55 has added a similar extension in recent years to the same depth. It will extend to the depth of the extension at No. 51. No neighbour amenity harm will arise.

Visual amenity

The extension is larger than typical but is at the rear and not visible from the public realm. Adequate rear garden remains.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer:	MOK	Date: 15/10
Authorised by:	Peter Barnett	Date: 15 October 2024