Development Management – Delegated Officer Report

Application Number: AWDM/1663/17 **Recommendation – APPROVE**

Site: **29 The Green, Southwick, Brighton**

Proposal: **Part demolition of existing garden wall against a highway and construction of contemporary side extension with glazed roof and upgrade of existing single brick rear lean to with double brick cavity and roof.**

Date of site visit: 20.11.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a substantial, historic semi-detached dwelling facing onto Southwick Green within the Conservation Area. The site is a corner plot with The Green to the east and Albert Road adjacent to the north. The main part of the dwelling abuts the side pavement, the rear two storey section of the house is then set in from the side boundary with a garden wall enclosing the site to the side. There is a gate with pedestrian access to the side with a flat roof storm shelter. The rear section of the building is rendered the front is brick with decorative, historic detailing, including front bays and canopy porch.

Consent was originally sought to extend the rear section of the building to abut the northern boundary at single storey level, incorporating the boundary wall into the external wall of the extension, a contemporary approach was proposed with a lean to glazed roof. (AWDM/1055/17) It was considered that the proposal, being highly visible and prominent within the street scene would not seek to preserve or enhance the Conservation Area. The glazing would be a dominant feature of the development and being up to a high level would not be in-keeping or complement the simple side elevation of this substantial building which in contrast has a highly decorative frontage. The earlier application AWDM/1055/17 was subsequently withdrawn.

The design of the current scene seeks to provide a very simplistic addition where the boundary wall is incorporated into a parapet wall which encloses the new extension. The addition proposed here does not extend as far as the existing rear lean only as far as the main two storey section. The flat roof porch canopy is removed and a glazed roof is proposed which is hidden behind the parapet. The extension is 7.1

metres long and 2.2 metres wide. The parapet wall is 3.5 metres high. The extension will provide an enlarged kitchen/diner.

Representations: None

Relevant Planning Policies

Adur District Local Plan Policy 15 and Policy 17 (2016)
'Supplementary Planning Guidance' comprising:
Development Management Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

The main issues for consideration here are the impact of the proposed development upon the character and appearance of the street scene and the Conservation Area. The impact upon the character and appearance of the existing building and residential amenity.

Residential amenity

The proposed extension is on the north side of the building adjacent to the highway. There are dwellings on the opposite side of Albert Road which currently face onto the side of the site. This outlook will be altered with the increased height of the side boundary wall yet this change would not result in any loss of light or overbearing impact at this distance. There are also no windows on the north elevation that would face toward the dwellings on the other side of the road. A condition is attached to ensure that no additional openings are created.

Impact Upon the Character and Appearance of the Existing Building

The site is within a Conservation Area therefore any proposal must seek to preserve or enhance this protected environment. In addition the existing dwelling is of historic and architectural value and contributes positively to the built environment. The current proposal follows the advice of the Council's Design and Conservation Architect proposing a simple parapet design to the extension with detailing to the underside of the aluminium capping to add visual interest. This approach results in a crisp appearance, blending with the existing boundary wall. The resultant removal of the flat roof canopy is welcomed. A condition is attached to ensure that the bricks used match the existing boundary wall

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans

3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise stated and detailed on the plans hereby approved. The north side wall of the extension hereby approved which forms the boundary shall be constructed in brick to match in appearance, colour and finish the existing side boundary wall.
{\b Reason}: {\i In the interests of visual amenity and to comply Policies 15 and 17 of the Adur Local 2017.}

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the north side wall of the extension hereby permitted.
{\b Reason}: {\i To protect the character and appearance of the building and residential amenity and to comply with Policy 15 of the Adur Local Plan 2017}

Informatives:

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 19th December 2017

Authorised by: Jo Morin Date: 19.12.2017