Expiry Date - 05/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0473/23 Recommendation – APPROVE

Site: 31 Whitelot Way Southwick West Sussex BN42 4YF

Proposal: Single Storey Rear Extension.

Date of site visit: 22/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Whitelot Way within a residential area north of Southwick. The property is a semi-detached household comprising brickwork to lower front (east) elevation and white render to upper front elevation, brickwork to side (north) and rear (west) elevations, a concrete tiled gable roof, and white UPVC openings. The property is set back from the public realm behind a shallow wall and small sized grass area. To the north of the plot and running alongside the boundary with No. 33 is a driveway which extends to where a reasonably sized detached garage is located, set back approximately 1.5m from the rear building line of the property and abutting the boundary with No. 33. The rear garden space is of a good size and comprises a patio area to front and raised grass area which extends to the rear.

The attached neighbour to the south No.29 is virtually a mirrored copy of the original build of the application property and exhibits a relatively large scale rear and side extension; this property's footprint is of a notably larger size than the application property's. The property to the north No. 33 is spaced a moderate distance and stepped up from the site to a significant degree; this property's flat roofed garage at this elevated level appears more to be a utilitarian two-storey extension than a garage from the view of the application property's rear garden. Ground levels rise steeply from south to north.

Proposal:

Permission is sought for a mono-pitched roof single-storey rear extension which would project approximately 3.5m alongside the neighbours to the south No. 29 rear extension (extending to where the existing raised garden is located), it would have a width of approximately 3.85m, and peak height of approximately 3.5m, shallowing to an eaves height of approximately 2.6m. The proposed materials are to match the existing; brickwork for elevations, concrete tiles for roof, and UPVC for openings. Rear (east) facing doors are proposed, along with a side (north) facing window and 1No. roof light.

Representations: None received.

Consultations: None received.

Relevant Planning History:

None at the application property.

Planning permission granted at the neighbouring property to the south at No. 29 Whitelot Way for single-storey side and rear extensions incorporating existing detached garage under AWDM/0429/14, decision issued 19/06/2014.

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The extension would not be visible to the public realm by virtue of its siting to the rear of the property and set in from the side (north) elevation by approximately 2.3m. The development therefore poses no detrimental impact to the street scene. There are plenty of rear extensions in the immediate and wider locality, most notably the aforementioned side and rear extension at the attached neighbouring property to the south No. 29. An extension with a matching form and design to the existing dwelling is proposed which would respect the character of the existing dwelling and surrounding area. The occupant(s) will continue to enjoy a good sized garden. There will be no adverse impact to visual amenity as a result of this extension.

Residential Amenity

The extension is considered to be of an overall modest scale and conforms to the Council's DM standard by not exceeding a projection of 3.5m.

The extensions depth would align with the attached property No.29's extension and would be marginally smaller at peak height but reflect the eaves height. Thus, the proposed extension would pose no adverse impact to the living conditions of this neighbour. No overlooking would occur as the proposed rear doors would face into the applicants own garden and there is a tall boundary wall that separates these properties.

The proposal would result in no harm to the neighbour to the north No. 33 by virtue of the extensions siting, set in from the side (north) boundary at a good distance to this neighbour, the step up in ground level of this neighbour, and the positioning of the garages abutting the boundary with this neighbour.

There are no residential amenity grounds to resist this proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings South Elevation

Informatives:-

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 letter(s) of representation? N

Case Officer: Jason Albon Date: 02.06.2023

Authorised by: Peter Barnett Date: 5/6/23