Expiry Date – 29/7

Development Control – Delegated Officer Report

Application Number: AWDM/0866/19 Recommendation – Grant

Site: 97 The Crescent, Southwick

Proposal: Demolition of existing conservatory and storage area and construction of single-storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to a hipped roof semi detached bungalow on the north side of The Crescent. The property is currently empty. It has two separate lean to additions at the rear.

It is not in a conservation area and is not listed.

Proposal

The two rear additions are to be removed and a single storey rear extension is proposed to be added to the original staggered rear building line. It is 4.7 metres deep on the west side, adjoining No. 95, and 3.68 metres deep on the east side. It is flat roofed and 2.53 metres high.

Relevant Planning History

AWDM/0867/19- Application for a Lawful Development Certificate for proposed hip to gable roof extension with rear dormer and Juliet balcony. Pending

Consultations

None undertaken

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'.

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 and appearance of the area and the impacts of the development on neighbour amenity.

Character

The extension is at the rear. It is typical of rear extensions. It is acceptable.

Neighbour impact.

No. 95, to the west, has an 'L' rear extension which is 2.7 metres deep on the common boundary. The extra 2 metres depth proposed in this case will cause no harm.

No. 99 to the east has a matching rear wall. It has a small rear conservatory beyond a similar depth to that to be demolished. Both properties are set off the shared boundary by 1 metre. Consequently a 3.68 metre deep rear extension will have no significant impact on occupiers of No. 99.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No side windows

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: 9.7.19

Authorised and signed by: Peter Barnett Date: 11 July 2019