Development Management - Delegated Officer Report

Application Number: AWDM/1808/18 Recommendation – Approve

Site: 1 Downland Close, Southwick

Proposal: Demolition of existing single storey rear extensions and construction of new single storey rear extension and patio.

Date of site visit: 9 April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling on the corner of Downland Avenue and Downland Close. It currently has a ground floor extension at the rear which links to a former garage, now used as utility, and a conservatory attached to the north side of the garage. It is proposed to demolish all of these extensions and to construct a new single storey extension in the same position. The conservatory is to be replaced with a patio.

Relevant Planning History

None

Consultations

None

Representations

Letter received from the occupiers of 19 Downland Avenue:

- No fundamental objection
- Brick walls which divide our properties are shown as being retained
- Would not wish there to be any damage to these walls
- How will the integrity of walls be maintained?

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The extension will replace an existing but will be slightly wider, extending to the line of the outside wall of the house and infilling a previous gap up to the former garage. It will have a plain appearance with brickwork to match existing, plus patio doors and a window which add interest. It is considered to be visually acceptable.

The patio will be hidden from the street by the existing boundary hedge and will have no adverse impact.

Residential amenity

The existing side walls on the boundary with 19 Downland Avenue are shown as remaining in situ so the impact on their amenities remains unchanged. The integrity of the wall during construction is a party wall matter.

The proposed patio is sufficiently distant from neighbouring properties to not cause any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the west elevation of the extension.

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: Peter Barnett Date: 10 April 2019

Authorised by: Jo Morin Date: 10.04.2019