Expiry Date – 23/7

Development Control – Delegated Officer Report

Application Number: AWDM/0784/20 Recommendation – Grant

Site: 53 Underdown Road, Southwick

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 23/6/20

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 small single storey rear addition off of it. There is off street parking for two cars on the front forecourt. The property has a long rear garden in excess of 23 metres in length. There is a backland bungalow, 49a, beyond. There is a shared access to the south of No. 51 which gives rear garden access to No. 53.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a 7 metre deep rear extension to this house. This infills in the side recess and also adds 850mm to the very end of it. It is proposed with a flat roof and two domed rooflights with rear bi fold doors.

Relevant Planning History

AWDM/0157/19 - Application for Certificate of Lawfulness for proposed siting of a static caravan in rear garden for use by family member. Issued 26.2.19

AWDM/0624/18 - Single-storey rear extension and front and rear dormers. Granted 12.7.18

No. 55

AWDM/0717/20 - Single storey side/rear extension. Pending

Consultations

None undertaken.

Representations

No objection from occupier of No. 55 as follows:

'I do not have an objection to this proposed single storey extension next door to my house.

We would be sharing a new party wall for this extension so I will look to support and work with my neighbours at No. 53 to ensure we both achieve our common goal of constructing extensions to improve our living space within our homes.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
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.

Neighbour amenity

The ground floor rear extension is 850mm deeper than the existing rear addition and will extend to the depth of an extension at No. 51.

No. 55 is unextended and were this application proposed without a similar application being proposed at No. 55 currently, then it would most certainly be refused because of the harm it would cause to the light received to No. 55.

However, No. 55 are planning the same extension, see history above, and the occupier at No 55 has written confirming his lack of objection and his intention to share a party wall with the applicant.

In these very particular circumstances it is considered that this extension is acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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? N.

Case Officer signed:	MOK	Date: 3.7.2020
Authorised and signed by:	Peter Barnett	Date: 3 July 2020