Expiry Date - 29/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1053/23 Recommendation – APPROVE

Site: 4 Farm Way Southwick West Sussex BN42 4NU

Proposal: Proposed single storey rear extension and front porch

Date of site visit: 04/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Farm Way within a residential area of Southwick. The property is a semi-detached two-storey household comprising predominantly beige render elevations with a stone skirt, a tiled hipped roof with front gable above the bay section, and white UPVC openings. The property also features a lean-to front porch canopy with matching tiles, and vertical tile hanging to mid-section between the bay windows as-well as the gable face. A lean-to with matching roof tiles which appears to be an original feature of the property projects 2m to the southerly side of the rear (west) elevation and aligns with the side (south) elevation. The plot size of the property is relatively modest and unusually has a front garden which is larger than the rear garden. The rear garden space is notably constrained and comprises a short patio area to front and grass area extending to the rear. A small shed abuts the south-west corner of the plot.

The attached property to the north No. 2 Farm Way appears to have been a mirrored copy of the application property before undergoing extensions and alterations to the original build; this neighbours lean-to to the north of their rear elevation has been replaced with a deeper single-storey flat roof extension and they have also achieved a two-storey side (north) extension. Due to the positioning of the respective properties rear projections, the rear windows to the living areas closest to the shared boundary are in recess. The shared boundary with No. 2 and the rear boundary with No. 182 Manor Hall Road comprise a relatively shallow wall, where-as the boundary with No. 89 Old Barn Way to the south comprises a tall boundary fence. The properties to the north along Manor Hall Road are orientated perpendicularly to the application property and enjoy comparatively deeper gardens. The properties to the west of Old Barn Way and to the south of the application property are orientated at an oblique angle and curve in conjunction with the road. These properties generally benefit from larger plot sizes, particularly the adjacent property No. 89.

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Proposal:

Permission is sought for the demolition of the existing lean-to projection to the southerly side of the rear elevation and the erection of a single-storey rear extension. A lean-to front porch is also proposed.

The rear extension would project approximately 3m to the southerly side and a reduced 2.25m to the northerly side (as agreed following discussions with the applicant). The extension would be set away from the shared boundary with No. 2 at a 45 degree angle at the depth of 2.25m until reaching the 3m maximum depth. The extension would have a width of approximately 5.4m and maximum flat roof height of 3.3m, faintly shallowing to 3.1m at eaves level. Bi-fold doors are proposed to the rear (west) along with a window to the side (south) and a roof light. Matching elevations and openings to the existing house are proposed and the flat roof would be finished using 3 layer felt.

The proposed lean-to front porch would replace the existing lean-to porch canopy and would measure approximately 1.3m deep, 2.3m wide, and 3.4m at maximum height, sloping steeply to 2.25m at eaves level. A front (east) facing door and windows are proposed along with a side (south) facing window. The porch would comprise matching materials to the existing house.

Representations: None.

Consultations: None.

Relevant Planning History:

None for the application property.

Planning permission granted at the attached neighbour property to the north No. 2 for Single-Storey Rear Extension under SW/9/97/TP/16769, decision issued 02 Apr 1997. And also for a Two-Storey Side Extension under SW/74/87/TP/1517, decision issued 03 Nov 1987.

Planning permission granted at the adjacent property to the south No. 89 Old Barn Way for a Householder application for permitted development for prior approval for single-storey extension to rear of property measuring 4.4ms from rear wall of the original house, maximum height 3.36ms and height of eaves of the extension 2.6ms under AWDM/1016/17, decision issued 09 Aug 2017.

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

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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 rear extension would be visible to only a small section of the public realm along Farm Way/ Old Barn Way. The positioning of the extension to the rear of the house in replacement of the existing lean-to together with its modest scale means that it would not dominate views from the street scene and would not detract from the existing character of the house. The extension would actually be set slightly in from the side (south) elevation, rather than extend aligned with the elevation as the existing lean-to does. The extension would therefore be of a subservient and less-intrusive form. The roof form would be utilitarian, however, many properties in the surrounding area have achieved this style and form of rear extension, namely at the adjacent properties.

The proposed front porch would largely resemble what has been achieved at the attached neighbour's property by way of its scale and retention of the lean-to appearance which is considered the most appropriate design approach in this location. The maximum height of the proposed lean-to porch would be the same as the maximum height of the existing lean-to canopy. Porches are widely established in the surrounding area, including opposite the site. It is considered that the porch would not result in material harm to street scene or the existing character of the property.

The property would lose rear garden space as a result of the proposal, and it is already constrained in this respect. Notwithstanding, the extension would only infill the northerly void space of the rear elevation and project a modest 1m extra to what exists through the rear lean-to projection. The rear garden space would still be adequate for the occupant(s).

There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would extend virtually the full width of the house, leaving a mere 0.2m gap to the shared boundary with No. 2. As previously identified, the existing layout of the semi-detached pair results in the recess of the living room windows to the rear of the respective properties, closest to the shared boundary. The Council's DM Standard No.2 advises that:

"*Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners*

co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light."

The proposal as originally submitted would leave the nearside rear windows of No. 2 in a recess to an unacceptable degree; the proposal as originally submitted would also fail the '45 degree test'. An amendment was therefore sought and agreed with the applicant to reduce the depth of the extension to this northerly side to 2.25m to ensure conformity with the 45 degree test. Whilst the proposal would still result in some loss of light and constitute an alteration to the views from the recessed windows of No.2, given the reduced and especially modest projection to this northerly side, on balance, the proposed extension is considered acceptable and would not result in material harm so significant so as to render it unacceptable on these grounds.

The proposed extension is marginally set in from the southerly elevation and would largely replace views of the existing lean-to when viewed from No. 89 Old Barn Way to the south. This neighbour is spaced a sufficient distance from the property behind a tall boundary fence, thus, no material harm would occur.

The openings proposed would face into the applicants own garden to the rear, the front garden and streetscape to the front, and the tall boundary fence to the side (south). No unneighbourly overlooking would occur.

The proposal would not result in material adverse harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

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

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

Expiry Date - 29/09/2023

Case Officer: Jason Albon Date: 28.09.2023

Authorised by: Peter Barnett Date: 29 September 2023