Development Control – Delegated Officer Report

Application Number: AWDM/1884/19 Recommendation APPROVE

Site: 6 Glebe Close, Southwick, BN42 4TF

Proposal: Single storey rear extension (existing conservatory removed).

Date of site visit: 09.01.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a detached two storey hipped roof dwelling with rear and side extensions up to the side boundaries. Glebe Close comprises predominantly two storey hipped roof detached dwellings.

No. 6 has a full width rear conservatory with brown PVCu up to the side boundaries.

Proposal

The application seeks permission to replace the existing PVCu conservatory with a full width rear extension. The main structure of the extension, measuring from the existing outside wall of the original dwelling, being approx. 7.4m wide x 2.5m deep, with a bay protrusion from this part measuring approx. 6m wide x 1.4m deep

Relevant Planning History:

SW/35/95/TP Conservatory at rear (revised site & decision)
Approved 10.07.1995

Consultations: None

Representations: None

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a replacement rear extension.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The existing rear PVCu conservatory extension is now dated in design terms, and the replacement extension will provide a more modern approach to open plan living.

The existing west side covered way will be slightly amended by relocating the existing internal door forward, and removing the door at the rear to be an open covered way at this point giving access from the relocated utility room inside the dwelling to the garden.

The existing east side extension will divide the internal space into 3no. rooms, and providing 2no. rooflights over the newly assigned rooms. The rear elevation will also have a different treatment of fully glazing sideways sliding doors in lieu of the fixed glazing. A new chimney will also be constructed on the east side, which will not be higher than the existing roof.

The replacement conservatory section will be squared off, firstly with a section measuring some 7.4m wide x 2.5m deep, which then narrows into the second squared section measuring approx. 6m wide x 1.4m deep. There will be a slight roof overhang with corresponding posts situated in front of the rear elevation of the extension.

The rear extension will have a mono pitch roof with a series of 5no. rooflights across it. The top of the roof will sit below the existing first floor windows, and will be approx. 4m in height. The front of the extension will be some 2.5m high.

The original PVCu conservatory measured approx. 6.6m wide x 4.5m deep (max), 2.6m deep (min) and some 3m high. Although it is slightly smaller in dimensions it visually appears much larger as the circular protrusion of the main part of the conservatory makes the structure appear larger than it is.

The proposal is considered to be more in proportion with the existing dwelling and its design will be more balanced with that of the original house.

Residential Amenity

The proposed conservatory replacement will be deeper across its full width than the existing but is set off the boundary and is not considered to cause harm to neighbouring residential amenities.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Materials as per the application forms

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Eve Hearsey	Date: 17.01.2020
Authorised by:	Peter Barnett	Date: 17 January 2020