Development Control – Delegated Officer Report

Application Number: AWDM/0860/18 Recommendation – APPROVE

Site: 67 Cross Road, Southwick, BN42 4HH

Proposal: Single storey rear extension to south west elevation

Date of site visit: 05.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a two storey semi-detached house situated close to boundary with the neighbouring property no. 69, and the eaves appear to overhang the boundary with no. 69. No. 69 has a hipped roof rear extension.

No.'s 65, 67 & 69 although detached are so close to each other they appear almost as a terrace.

The application site has a square bay two storey rear extension and a pitched roof single storey extension.

There is a long rear garden landscaped onto the boundaries with trees and shrubs.

The application proposal is for a single storey rear extension. The extension will infill the area between the existing rear extension and the existing house, thereby squaring off the rear of the dwelling.

The extension will measure 5.44m in depth x 5.52m wide x approx. 3.2m high. It will have a false pitch roof with a flat roof and a flat rooflight within the flat roof.

Relevant Planning History:
SW/83/69 Proposed replacement of existing garage, extension to kitchen and new bedroom. Approved 11.06.1969

Representations:
None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The proposal will infill the corner of the dwelling and will continue both the side and rear elevations. This thereby means that the side elevation of the extension will be approx.0.25m from the side boundary with no.69. No. 69 has a rear extension themselves which comes close to the same side boundary. This extension has no windows within its side elevation; therefore the proposed extension will not result in overbearing onto the neighbouring property.

Further, because it is to the rear of the property, it will have no impact onto the street scene.

Residential Amenity

The immediate adjoining properties no.'s 65 and 69 would be the neighbours that could be affected by the proposal.

As the proposal is not protruding out from the rear elevation, no. 65 will not be able to view the extension.

By reason of its own rear extension, no. 69 will also not be able to view the proposed extension.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials as existing
4. No windows on side elevation facing no. 69

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.08.2018

Authorised by: Peter Barnett Date: 2 August 2018