Development Management – Delegated Officer Report

Application Number: AWDM/1190/15 Recommendation – APPROVE

Site: 134 Manor Road Southwick

Proposal: Retention of single storey rear extension to south elevation (retrospective)

Date of site visit: 6.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within the built up area of Southwick within a street of similar properties. There is off street parking to the front and a rear south facing garden.

Retrospective permission is sought for a single storey flat roof rear extension. The extension has been completed and is rendered to match the existing house. It is 3.5 metres in depth, 5.6 metres wide and 3.2 metres high. The extension provides an enlarged kitchen diner.

Representations:

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The extension is to the rear of the property and is not visible within the street scene. It is rendered to match the finish of the existing building. It is of modest scale and subservient to the main dwelling.

Residential amenity

The dwelling is attached to a matching terraced property to the east. This property has a lean to extension to the rear. It is set back from the existing extension at no. 134. Although the existing extension at the application site is higher and deeper than the adjacent lean to the impact is not considered to be such to warrant a refusal in this case. The extension is 1.6 metres beyond that adjacent which is considered to be an acceptable relationship in the light of the Council's Development Control Standards, which would allow up to 3.5 metres depth adjacent to the boundary. It should also be noted than the dwelling have southerly rear aspect.

To the west the adjacent dwelling has a similar lean to extension to that at 136. There is however spacing between the dwellings so little or no impact will result with regards to loss of light or overbearing impact. No windows have been inserted on either side of the extension and a condition is attached to ensure that this remains the case, to limit any loss of privacy to either of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east or west side wall of the extension at any time.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

2. For avoidance of doubt the approved plans are: -

   Drawing C765 Rev D
   Location Plan
   Block Plan
   all received 10th September 2015

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 12th October 2015

Authorised by: Jo Morin Date: 13.10.2015