Development Management – Delegated Officer Report

Application Number: AWDM/0463/17 Recommendation – APPROVE

Site: 61 Old Barn Way, Southwick, BN42 4NS

Proposal: Single storey extension to front (south) elevation

Date of site visit: 25.04.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is an end of terrace, two storey property with a small rear garden. The street scene comprises many properties of the same design; however, many have added front porches of differing sizes and designs.

There is an existing lean to front porch at the property. Permission is sought for a single storey lean to extension the same depth and design as the existing porch. 3.1 metres wide, 1.3 metres in depth with a maximum height of 3.5 metres. This extension will form an extension to the living room to the front of the property at ground floor.

Consultations: none

Representations: none

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

There are many other examples of front extensions within the surrounding locality, porches of various style, size and design exist within the street scene. No. 63 has recently had consent for a similar lean to front addition.

The extension will match in design and depth the existing porch. Due to its limited depth it will not dominate the property frontage or limit the off street parking which is currently provided at the site. The window design and proportions will match existing. Materials to be used will match existing.

Residential Amenity

The proposed front extension is to infill space between the existing porch and the boundary with no. 63. It will encroach on the boundary with the attached no. 63 and therefore a certificate B has been submitted and notice served on the neighbour. No. 63 has consent for a similar extension set away from the boundary with the application site. The limited depth of the extension will not give rise to any loss of light, privacy or overbearing impact. A condition has been attached to ensure that no window or opening is inserted in the side elevation facing onto no. 63.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in the eastern side elevation.

Informative

1. Approved with no amendments

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

Case Officer: Hannah Barker Date: 2nd May 2017

Authorised by: Jo Morin Date: 03.05.2017