Development Management – Delegated Officer Report

Application Number: AWDM/1709/22 Recommendation: APPROVE

Site: 7a Southdown Road, Southwick, West Sussex

Proposal: Single storey front extension and replacement garage

Date of Site Visit: 7th November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a single storey detached bungalow accessed to the side of and located at the rear of properties on Southdown Road. The site is located within the Conservation Area. There is driveway and parking to the eastern side of the site and the main amenity space is to the front of the bungalow to the south. Consent is sought for a single storey extension infilling a section to the front of the bungalow with a flat roof design and adding a section to one of the front gables to the building. Also proposed is a double detached garage with pitched roof to the north, eastern corner of the site. The plans refer to this being the re-building of a garage which was permitted in 1979. The garage will have render and tiles to match the existing bungalow which is both rendered and brick finish, parking will be to the front of the garage.

Representations

None received.

Consultations

Adur District Conservation Advisory Group: - APPROVE

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area and existing bungalow.

Visual amenity and Impact Upon the Conservation Area

The bungalow is tucked in behind the substantial dwellings to the south which face directly onto Southdown Road. It is not visible from the street there is an access which runs to the rear of the bungalow however this is for access to neighbouring properties, the application site has a vehicular access from Southdown Road to the south.

The proposed single storey extensions which extend the existing gable and infill the section between the gables are modest in scale and in keeping with the existing bungalow. Both are subservient additions which will be completed in materials to match, they will not be visible within the Conservation Area.

The proposed detached garage is in the north eastern corner of the site adjacent to the parking and turning space. This is of pitched roof design and will be completed in materials to match existing. The garage is sympathetically designed and in scale with the existing dwelling house due to the position of the site the garage will also not be seen within the context of the Conservation Area therefore no harm will occur and the character and appearance of the Conservation Area will be preserved.

Residential amenity

There are residential properties surrounding the site on all sides. However those neighbouring properties have large gardens and this combined with the modest scale of the developments and the position of the garage within the corner of the site limit impact. There will be no loss of light, privacy or overbearing impact as a result of the proposed development. There are additional windows proposed to the rear elevation however these are facing onto the boundary and the access beyond. There will be no greater impact than already exists. A condition is attached to ensure that the garage will remain as a domestic garage ancillary to the main dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Garage shall be ancillary only

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 29th November 2022

Authorised by: Peter Barnett Date: 29 November 2022