Expiry Date - 02/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1147/22 Recommendation – APPROVE

Site: 68 Hill Farm Way Southwick West Sussex BN42 4YH

Proposal: Single storey flat roofed extension to rear with raised deck/patio

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi- detached property located on the southern side of Hill Farm Way. There is a driveway that is sited between the subject property and the adjoining property at no. 70 which leads to garages to the rear which are offset to the side. The property is designed with an 'L' shape to the rear and has been extended with a single storey rear extension that is sited on the 'L' part of the property. This property projects from the rear of the main part of the house slightly further than the property at no. 66 and seems to be a similar design in this road with other properties that are sited to the eastern side of the semi-detached houses.

The adjoining property at no. 66 is a semi-detached bungalow which is a similar design to the subject property. It has a single storey rear extension which is sited on the 'L' part of the property which is set away from the boundary and is sited on the western side of the property. The property at no. 70 is semi-detached and designed in the 'L' shape similar to the other properties in the road. It is set away from no. 68 with a vehicular access that runs between this property and the subject property. It has been extended to the rear with a single storey extension which is sited on the 'L' part.

The surrounding area is residential with semi-detached bungalow properties.

The proposal is for a single storey rear extension that will measure 3m in depth along the boundary with no. 66. The extension is designed with a step in from the boundary with no. 66 by 2.8m and project out again by a further 1m making the depth on the boundary, facing no. 70, 4m.

Relevant Planning History:

None

Consultations:

None.

Representations:

There were 2 properties notified of the planning proposal. At the time of writing this report there were no letters received objecting to the proposal.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The proposed single storey rear extension will not be seen from the front. It is considered by way of its size, design and location that the proposed extension will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the visual amenities of the area as the result of the proposal.

Residential Amenity

As part of the design of these semi-detached properties each property to the east projects a further 0.5m into the rear beyond the attached neighbouring property.

The most affected property is No.66 to the west.

The proposed extension will be sited to the east of No.66. The extension will project 3m along the boundary with an overall height of 3.2m. However, the existing property projects 0.5m from the rear of no. 66 making the total projection 3.5m. Its height and depth in proximity to the boundary is within this councils guidelines on single storey extensions. Further, the larger part of the extension has been set away from this boundary by 2.8m and projects 4m on the side of the property with no. 70. There is a driveway measured at 2.9m between the subject property and no. 70.

The proposal includes one window and a bi-folding door that will face into the garden area, therefore the proposal would not give rise to unacceptable overlooking. A raised platform with steps to the garden is proposed at this point but due to the separation to both neighbours (No.70 to the east being separated by a driveway, the extension being set off the boundary with No.66 to the west), no harmful overlooking will occur. It is considered that the proposal would not be detrimental to or affect the privacy of the adjoining occupiers at no's 66 or no. 70.

It is therefore considered that by way of its design and siting the proposal would not have a detrimental impact to the residential amenities of the adjoining occupiers at no's 66 and 70 or be out of character within the surrounding area.

Highways and Parking

The parking arrangements to the front of the property will remain unchanged and are not a consideration of this application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 01/11/22

Authorised by: Peter Barnett Date: 1 November 2022

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