Development Management - Delegated Officer Report

Application Number: AWDM/0261/21 Recommendation – APPROVE

Site: 23 Milton Drive, Southwick, BN42 4NE

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is positioned on the west side of Milton Drive and is a semi-detached bungalow.

Milton Drive is characterised by semi-detached bungalows, and many of which have undertaken extensions of some form namely rear extensions and roof extensions by way of dormers to the front and/or the rear.

Proposal:

The application seeks permission to construct a flat roof single storey extension. The flat roof having a centralized roof lantern. The plans measure that the rear extension will be approx. 4m deep x 8.3m wide x 3.2m high (excluding the roof lantern). The extension will be 1m off of the mutual boundary to no. 21 Milton Drive

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The property is undergoing a hip to gable and rear roof dormer extension which are being constructed under permitted development, and therefore is not being considered here.

The rear extension will be constructed across the whole of the rear elevation, and will be 4m in depth, set 1m off the boundary with the attached dwelling.

Like the application site, the neighbouring property at no. 21 has a set of full glazed patio doors to the rear which are set approx. 1m from the mutual boundary. Using the 45 degree line from the centre point of the French doors, it would appear that the line does not bisect the proposed 4m deep extension, thereby it will not have a detrimental effect on the living conditions of no. 21 by way of overshadowing or overbearing. DM Standard No.1 restricts extensions to 3.5m in depth where they are within 1m of the boundary but that is not the case here as the extension is to be 1m from the boundary. There are no windows in the side elevation and thereby there will be no overlooking either, a condition on any approval restricting the use of windows in the side elevation without the prior permission of the LPA would be reasonable.

No. 25 to the south of the proposal approx. 2.3m distant from the side elevation of the extension, and no. 25 is set approx. 1.2m further back than the application site, therefore only some 3m of the proposed 4m extension will only be seen by that neighbouring property. And because it is to the south of the application site, it is not considered that it would overshadow etc. no. 25

The properties to the rear, are some 30m distant, and thereby the proposal will not affect their amenities at all.

In conclusion, it is not considered that the proposed rear extension will result in any demonstrable harm to the existing visual or residential amenities of the neighbouring properties or the character of the locality in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. No use of roof as a terrace

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 10.05.2021

Authorised by: Peter Barnett Date: 10 May 2021