Development Management - Delegated Officer Report

Application Number: AWDM/0850/19 Recommendation – Approve

Site: 4 Roman Road, Southwick

Proposal: Single storey rear extension to east elevation.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hip-roofed bungalow on the east side of Roman Road. Permission is sought for a single storey rear extension, 2m deep, which will square off the rear of the dwelling where there is currently an outrigger at the southern end. The extension will have a flat roof with front pitch.

Also shown on the plans is a hip to gable roof extension and rear dormer which do not form part of the application even though the proposed rear extension will attach to the dormer. An informative attached to the permission will make it clear that the roof extensions must be completed before work on the rear extension is commenced.

Relevant Planning History

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 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 dwelling and its surroundings.

Visual amenity

The extension is a minor addition at the rear and will have no adverse visual impact.

Residential amenity

The small extension falls within the acceptable size as set out in the Council's DM Standard and will not cause harm to the amenities of the adjoining occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. 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.

2. The roof extensions shown on the approved plans must be completed in full before work commences on the ground floor extension subject of this planning permission

Case Officer: Peter Barnett Date: 5 July 2019

Authorised by: Gary Pecl Date: 8 July 2019