Development Management – Delegated Officer Report

Application Number: AWDM/0228/24 Recommendation: APPROVE

Site: 60 Cross Road, Southwick, West Sussex

Proposal: Ground and first floor extension at side and rear.

Date of Site Visit: 19th March 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached traditional style dwelling within a street of a variety of styles of houses, bungalows and chalet bungalows. The pair of dwellings have a flat roof with a two storey projection to the rear. Consent was granted for a single storey wrap around extension to the side and rear with a hipped roof to provide an open plan living space with utility and W.C, AWDM/1019/23. Work has commenced and the current application seeks consent to add a first floor to the current works. The original plans showed the side extension with a first floor above. The rear was shown as set in with less projection than the ground floor extension. Consideration was given by officers as to the depth of the first floor addition attached to the neighbouring property with an adjacent, rear bedroom window. Amended plans have been received which show the first floor rear extension limited to 2 metres in depth.

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 (December 2023)
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 area.

Visual amenity

Despite the additions being at first floor level to the side and rear these are limited in footprint and contained to the rear of the property. The development will not be

visible within the street scene. The extension extends the width of the existing two storey projection however it remains less than the width of the main dwelling. The ground floor extension as approved is 4 metres in depth, the first floor addition is limited to 2 metres in depth to the rear. The design of the extensions at first floor will be flat roof, in keeping with the main dwelling. The single storey rear extension will have a lean to roof. Materials will match existing and will be appropriate to the host dwelling and surrounding built environment in character, design and scale.

Residential amenity

The main properties to be affected by the development are those either side of the site. The attached dwelling as a single storey rear extension this is slightly shallower than the partly built single storey addition the impact of this was considered acceptable when the previous application was approved AWDM/1019/23. The first floor above at 2 metres in depth is considered to be acceptable. The plans show it not encroaching over the 45 degree line when taken from the adjacent bedroom window. At this limited depth there will not be any loss of light or overbearing impact which would warrant a refusal in this case.

To the side the previous application was considered acceptable with two side facing windows onto the boundary. This was a similar relationship to existing and the adjacent dwelling has two windows on the ground floor, one obscured and one clear, these are mainly screened by the fence. There is a landing window at first floor, the proposed extension at first floor will have a bathroom and bedroom window facing the adjacent dwelling. The bathroom window will be obscured and the bedroom window will face onto the blank side elevation of the neighbour. The extension will also project further than the rear of the neighbouring building. However on balance there will be no significant loss of light, privacy or overbearing impact which would warrant a refusal in this case. It would be necessary to obscurely glaze the bathroom window and this is conditioned.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevations of the extensions. The first floor bathroom window shall be obscurely glazed at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd April 2024

Authorised by: Gary Peck Date: 3 April 2024