Development Management – Delegated Officer Report

Application Number: AWDM/1683/16 Recommendation – APPROVE

Site: 27 Phoenix Way, Southwick Brighton

Proposal: Single storey rear extension to south west elevation

Date of site visit: 13.12.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a semi-detached two storey dwelling within a street of similar dwellings. There is as existing a single storey lean to extension to the rear. There was a single flat roof garage attached to the neighbours garage to the rear however this has been removed. Consent is sought to remove the existing rear extension and to build a single storey extension 4.8 metres in depth, the full width of the dwelling. The extension has a slightly sloping roof up to a maximum height of 3.2 metres. A large roof light is proposed which is 0.3 metres higher than the roof of the extension.

Also currently for consideration is a Lawful Development Certificate at this site for a loft conversion with hip to gable extension, rooflights and rear dormer, (AWDM/1759/16 refers.) This application is based on a legal decision and does not impact upon the current proposal.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan 2016 Policy 15.
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the building and is therefore not clearly visible within the street scene. It is relatively large in relation to the existing dwelling

being 4.8 metres in depth. Yet taking into consideration that the extension is replacing an existing extension and also the proposal will match the depth and be of a similar design to the extension to the south at the attached dwelling then this scale of extension would be acceptable. The roof light is large and set above the roof level yet due to the flat roof design of the extension the roof light will sit below the first floor windows and will again appear subservient to the main dwelling.

Residential Amenity

The main properties to be affected are those either side of the site. No. 28 is attached to the south and as mentioned above has an extension of matching depth as that proposed here. On this basis there would be no loss of light or overbearing impact to the occupiers of no. 28. To the north is no. 26. There is a shared driveway to the side of these dwellings which is shown on the submitted plans as being 3 metres wide. The extension as existing at the application site steps in from the boundary with no. 26. The current proposal will be flush with the side of the dwelling and will therefore be closer to the neighbouring dwelling than existing. The existing side/rear gates at no. 27 will be reduced in size as a result. No. 26 has a flat roof extension to the rear also. A high level window is proposed on the northern elevation facing toward no. 26 to the north. Due to this being a secondary window at the application side and it facing onto the side shared access that this window would not result in a loss of privacy that would warrant a refusal in this case. It is considered that, on balance due to the spacing between the properties the extension at 4.8 metres in depth, at a distance of 3 metres from the adjacent dwelling will not result in any significant loss of light, overbearing or loss of privacy in this case.

Recommendation

APPROVE

1. time limit
2. materials to match
3. approved plans
4. No additional openings shall be formed in the northern elevation of the extension hereby approved.

Informative

1. proactive no amendments

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

Case Officer: Hannah Barker Date: 19th December 2016

Authorised by: Jo Morin Date: 19.12.2016