Development Management - Delegated Officer Report

Application Number: AWDM/1619/22 Recommendation – Approve

Site: 5 Millcroft Avenue, Southwick, BN42 4RU

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:

No. 5 Millcroft Avenue is on rising ground, and is a hipped roof, detached bungalow and is positioned on the west side of the road. It has an existing single storey conservatory extension to the rear and a detached garage positioned onto the mutual boundary with no. 7 and is adjoining the garage of that property. There is also a rear lean-to type extension which is part of the original dwelling

The street comprises predominantly detached bungalows, many of which have been extended to the rear, and some have also had roof extensions by way of dormers.

Proposal:

The application seeks permission for:-

- Remove existing rear conservatory extension and lean-to;
- Rear extension shown to measure 7.29m wide x 5m deep x approx. 3.5m high; and
- Remove existing side chimney;
- Other alterations include blocking up of a window on the south elevation and another on the north elevation.

Relevant Planning History: None

Consultations: None

Representations: None received

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 (July 2021)

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.

Residential & Visual Amenity:

The street scene is characterised by detached bungalows on rising ground, and many of the bungalows have undertaken rear extensions.

The proposal will remove the existing rear conservatory extension of approx. 3.5m deep, and replace with a deeper and wider extension with a false hip roof and a flat top, of 5m deep. The increase in depth will thereby be some 1.5m which is considered acceptable, and will not give rise to unacceptable loss of residential or visual amenities to its neighbouring property to the south, no. 3 Millcroft Avenue, which has its own rear extension.

Also, the extension will not be full across the rear of the bungalow, thereby also not demonstrably affecting the existing amenities of the neighbouring property to the north, no. 7 Millcroft Avenue.

Further, as it will be to the rear of the bungalow, it will not be readily viewed from the street scene.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved without amendment

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 22.11.2022

Authorised by: Peter Barnett Date: 22 November 2022