Development Management - Delegated Officer Report

Application Number: AWDM/0830/13 Recommendation – Approve

Site: **14 Southdown Road, Southwick, Brighton West Sussex, BN42 4FT**

Proposal: **Construction of a two storey side extension to east elevation; porch to front (north) elevation; new pitched roof to garage; and single storey rear extension.**

Date of site visit: 12 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached dwelling on the south side of Southdown Road. It has a catslide roof to the east side and an attached flat roofed garage which projects into the front garden.

It is proposed to extend over the catslide roof to form a first floor extension with vertical side wall and new hipped roof which will form a new ridge off the existing roof. At the rear it is proposed to form an L-shaped single storey flat roofed extension with roof lanterns, projecting 5.6m from the existing rear wall at its furthest point on the western boundary and 3m in height. A new flat-roofed entrance porch is also proposed on the front elevation and a new pitched roof is proposed over the garage.

Relevant site history

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 east side extension will add greater bulk to the side of the dwelling and will result in a change to the character of the host dwelling. The extension will be in line with the front wall of the dwelling and will extend the roof, forming a new ridge line at the same height as the existing ridge. It will not be particularly subsidiary in appearance. However, the property enjoys a reasonable gap in excess of 10m to the adjoining library to the east and the extension will not appear unduly cramped in the street scene. It will be visibsle from the car park to the library but the existing dwelling is substantial and the scale of the extension is considered to be acceptable and proportionate and will not be visually harmful or unduly overbearing. The pitched roof to the garage will improve the appearance of this forward projection while the new porch is considered to be appropriate in scale.

At the rear, the property enjoys a large garden and the proposed extension will not be unduly out of scale or character.

Residential amenity

To the east the site adjoins the public library and the side extension and other alterations will not therefore affect residential amenity. To the west, 12 Southdown Road is a chalet bungalow. The proposed rear extension is deeper than would normally be expected but it could be constructed as permitted development under the amendments to the GPDO and the new Prior Approval system. There has been no objection from the adjoining owner and, on balance, it is not considered that the extension will have a harmful impact on their residential amenities. The property enjoys a southern aspect and the nearest affected window already has restricted light due to boundary vegetation.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

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

3. Approved plans

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

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.

Case Officer: Peter Barnett Date: 30 October 2013

Authorised by: Gary Peck Date: 30 October 2013