Expiry Date - 08/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1572/23 Recommendation – APPROVE

Site: 112 Downland Avenue Southwick West Sussex BN42 4RY

Proposal: Proposed Single Storey Flat Roof Rear Extension.

Date of site visit: 20/12/2023

Neighbours consulted: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Downland Avenue, Southwick. The site comprises a semi-detached bungalow with a conservatory to the rear. The plot is able to comfortably host the existing dwelling with parking to the front and a shared driveway to the north. To the rear of the property there is a narrow full width conservatory, within the garden there is an existing shed. The garden to the rear has a depth of approximately 14.75m at its deepest.

The character of Downland Avenue is relatively uniform with pairs of bungalows. A number of the bungalows along the road have undergone a number of alterations including roof conversions, some of which having hip to gable conversions the nearest of which being the neighbour to the west No.110. Due to the size of the plots there are a number of rear extensions to the properties which are full width and / or over 3m in depth.

Proposal

The application relates to a single storey rear extension. The proposed extension will provide a 4.3m deep extension, this will be stepped away from the boundary by approximately 0.3m from the neighbour to the east and 1.5m from the neighbour to the west. There are no windows proposed in the side elevations and to the rear there are to be some bi fold doors and large window.

The materials proposed match that of the existing dwelling with there being a brick base and then painted render over the rest of the elevation.

Relevant Planning History:

AWDM/1573/23 - Hip to Gable Loft Conversion with Full Width Rear Dormer. – Application Approved 27 February 2024.

Consultations

None

Representations
Two letters of objection on the grounds of overlooking and loss of privacy.

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 (2023)

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 proposed extension is located to the rear of the property as such it will have a limited impact of the visual amenity of the street scene or the wider locality. Due to the location and the street scene there is not considered to be any views which would be available from within the public realm.

The extension is considered to sit comfortably within the plot, whilst the depth of the extension would result in a reduction of amenity space due to the depth of the garden there is considered to be sufficient amenity space retained.

The materials matching that of the existing dwelling allows for the extension to be harmonious with the host. The scale also allows for the extension to be subservient to the host dwelling.

As such the proposed extension is in accordance with the relevant planning policies of the Adur Local Plan.

Residential amenity

The extension is not considered to dominate the site or overshadow the neighbouring property to the east, no 114. With the extension having a similar eaves height as that of the neighbouring property's extension and a small separation distance of 0.3 metres there is not considered to be an overbearing impact, despite the proposal extending about 1.5 m beyond that of the neighbours extension.

The extension is set much further off the boundary with the property to the west, no. 110 as the neighbouring property forms part of another pair of semi-

detached dwellings. The separation distance means the development is not located close enough to result in any overshadowing or overbearing that would be to the detriment of those neighbours amenity.

Two objections were received from neighbours on Old Shoreham Road to the rear of the property. The bi fold doors and the window to the rear will not provide any views that would not be available from the windows to the rear of the property at the moment which are directly into the garden as such it is not considered to result in any unacceptable overlooking. Fencing to the rear of the property also reduces any views towards these properties. It is not considered that the proposal would unduly affect their residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east or west elevation of the extension.

Informatives

1. Approved without amendment

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

Case Officer:	Finlay Gardner	Date: 11/04/2024
Authorised by:	Louise Prew	Date: 12/04/2024