Development Management – Delegated Officer Report

Application Number: AWDM/0466/24 Recommendation: APPROVE

Site: 22 Glebe Close, Southwick, West Sussex

Proposal: Modification to existing rear extension with new mono pitch metal roof, new windows, timber cladding to existing walls and front gable

Date of Site Visit: 13th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling within a large cul de sac of various dwellings. The dwellings are similar in general style and scale however there is variation in fenestration, some bungalows exist, many dwellings have been altered and extended. There is an existing single storey flat roof extension and consent is sought to rebuild this to the same footprint and add an asymmetric metal roof. It is also proposed to timber clad the front gable and black timber cladding is also proposed to the ground floor at the front and to the side and the walls of the extension.

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

The extension is to the rear of the dwelling and will not be visible within the street scene. The new roof and cladding will add a contemporary design and use of materials and will not be harmful to the character of the existing dwelling.

The gable already exists to the front and already appears different to the adjacent dwellings which have hipped roofs. The timber cladding will not be visually harmful and will add interest and variation. The ground floor timber cladding will also add to the appearance and both will have no adverse impact and would not warrant a refusal in this case.

Residential amenity

The rear extension is the same footprint as existing however the proposed new roof will increase the height of the development. However there is spacing between the dwellings and a similar flat roof extension adjacent. The extension with new roof will not result in any loss of light, privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, timber cladding and metal roof.

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: Hannah Barker Date: 14th May 2024

Authorised by: Peter Barnett Date: 14 May 2024