Development Control – Delegated Officer Report

Application Number: AWDM/1690/18 Recommendation – APPROVE

Site: 66 The Crescent, Southwick, BN42 4LA

Proposal: Demolition of existing sun room and kitchen extension and construction of single storey rear extension and two storey side extension

Date of site visit: 06.12.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to 2 storey 1930's style semi-detached dwelling on the south side of The Crescent. There is an existing vehicular access and a shed onto the side boundary with no. 64, and separated from the host dwelling by approx. 1m. A further shed is sited directly behind the front shed.

No. 64 has undertaken a subservient two storey side extension with a hipped roof, i.e. the front elevation and roof is slightly stepped back from the host dwelling and the ridge of the roof is slightly lower than the main ridge.

No. 70 has undertaken a two storey side extension also, but has a flat roof.

There are other examples of side extensions within the street, some are two storey with and without pitched roofs; others have single storey side extensions

Proposal:

The application seeks permission for a two storey side extension with a hipped roof together with a single storey flat roof extension across the full width of the rear elevation and across the back of the proposed two storey side extension also.

The side extension will be approx. 2.3m wide and approx. 7.9m long. The rear extension will be approx. 4.5m in depth; and approx. 8.6m wide (both the length and depth of the rear extension will include the continuation of the side extension).

The side of the proposed extensions will be positioned approx. 1m off of the boundary with no. 64.

Consultations: None

Representations: None received

Relevant Planning History:

AWDM/0452/18 Application for a Lawful Development Certificate for proposed single storey rear extension, hip to gable roof extension, rear dormer and front roof lights. **Issued 10.05.2018**

AWDM/1106/15 Demolition of existing wooden summerhouse and construction of single storey out-building to accommodate bedroom and bathroom facilities for an au pair. **Approved 03.11.2015**

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
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.

Visual Amenity

The dwelling is circa 1930's with a hipped roof. The two storey side extension will echo the existing design of the dwelling, but be stepped back slightly from the front elevation and down from the ridge of the roof. Indeed, it will echo the construction of the neighbouring property's extension at no. 64. It will also have a 1m gap at the side of the extension thereby creating a 2m gap in total between the extension and no. 64, thus allowing a visual break between the dwellings which will safeguard against terracing.

The rear extension is approx. 4.5m in depth, and will be of a similar depth to the neighbouring property's extension at no. 68, and being of a flat roof, it will not overbear onto the adjoining property

Residential Amenity

The neighbouring properties either side of the application site, namely no.'s 64 and 68, would be the main properties that could be affected by the proposal.

By being off the boundary by approx. 1m, the two storey extension is thereby stepped back from no. 64's own two storey extension. There are no windows in the first floor side elevation of no. 64 or no. 66, therefore there will be no adverse overlooking. A condition restricting windows in the first floor side elevation of the application site would be appropriate.

The rear extension would be sited close to the boundary with no. 68, which largely relates to the high brick wall relating to the side of the conservatory on that property. However, as the proposed rear extension will be approx. 600mm longer than the neighbouring conservatory, it would not be

unreasonable that a condition be applied to any approval limiting the installation of a window on the side elevation of the extension.

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows on east and west elevations

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 15.01.2019

Authorised by: Peter Barnett Date: 15 January 2019