Development Control – Delegated Officer Report

Application Number: AWDM/1107/18 Recommendation – APPROVE

Site: 35 Whitelot Way, Southwick, BN43 4YF

Proposal: Single storey rear extension (existing conservatory and utility removed)

Date of site visit: 25.10.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a two storey semi-detached dwelling, with a side garage, situated on the west side of Whitelot Way, which is on rising land. The rear has a single storey rear conservatory. The side garage is detached, but has a lean-to between it and the house which provides access to the attached utility room and the rear garden. The utility room wraps around the rear of the dwelling and is set back to the rear elevational wall of the garage.

The site backs onto a garage compound to the west and sides onto no.'s 72, 74 and 76 Hill Farm Way, which are all on higher land; the adjoining semi is no. 33 Whitelot Way. No.'s 31 and 29 Whitelot Way are lower than the application site

The application seeks permission to remove the existing rear conservatory and utility room and replace with a flat roof single storey rear extension across the whole width of the dwelling, measuring 6.64m wide x 4.04m deep x approx. 2.8m high (approx. 2.9m to the top of the roof light). There will be 2no. roof lights within the roof of the extension, and the extension will be slightly stepped off of the boundary with no. 33

Relevant Planning History:
ADC/0024/10 2-storey side extension with single storey extension attached to rear. Approved 09.03.2010

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The street scene is characterised by semi-detached dwellings, many of which have been extended in some form.

At 3.5m deep, the replacement rear extension will conform with the Development Management Standard No. 2 SPD 'Extensions and Alterations to Dwellings', which recommends that 3.5m should be the maximum rear extension that is to the side boundary with a neighbouring property in order to prevent an unneighbourly form of development.

The application site is to the north of no. 33 and the proposal will be approx. 1m deeper than the existing extension. The proposal will be the full width of the property, and the covered way between the garage and the existing house will be removed, thereby allowing a path through from the front to the back. The extension will be a flat roof and of a similar height to the existing extension.

Residential Amenity

The properties that could be affected would be the contiguous neighbouring properties, namely no. 33 Whitelot Way and no.'s 72, 74 and 76 Hill Farm Way.

As the extension will be only 3.5m in depth it conforms with the Adur SPD on extensions and thereby will not demonstrably affect no. 33 Whitelot Way. A condition maintaining no windows in the side elevation abutting the neighbouring property would be reasonable.

No.'s 72, 74 and 76 Hill Farm Way are positioned on higher land than the application site, and are separated from the extension by the existing garage, with no. 76 also having their own garage between their property and the garage of the application site. No.'s 72 and 74 would be some 15m from the side wall of the extension. These properties will thereby not be materially affected by the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in side elevation facing no. 33 Whitelot Way

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 29.11.2018

Authorised by: Peter Barnett Date: 29 November 2018