Development Management - Delegated Officer Report

Application Number: AWDM/1795/17 Recommendation – Approve

Site: 114 Old Shoreham Road, Southwick

Proposal: Construction of rear terrace to replace existing raised conservatory.

Date of site visit: 10 November 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 114 Old Shoreham Road, a semi-detached dwelling on the south side of that road. Permission exists to build a detached dwelling in the side garden to the east of the existing house and there is a current application for a revised house design on that plot, which includes a raised terrace at the rear (AWDM/1669/17).

Earlier in the year a Certificate of Lawfulness was granted for 114 for various alterations including the demolition of a rear conservatory and installation of patio doors. This application seeks permission for the construction of a raised terrace at the rear similar (but smaller) to that at the proposed new dwelling. It will measure 3.3m wide, 1.8m deep and will be raised 1.06m above the existing garden level. Stairs will lead from the terrace to the garden. A 1.7m high privacy screen is proposed for the east side.

Relevant site history

AWDM/0657/16 - Erection of single detached 2 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off street parking to existing and proposed dwellings – approved

AWDM/0732/17 - Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings. Amendment to permission reference AWDM/0657/16 changing the roof design to provide a third bedroom, with rooflights and first floor side window and increase in height to match ridge height of 114 – approved

AWDM/1489/17 - Lawful Development Certificate for proposed demolition of conservatory to rear (south) elevation (and installation of patio doors) and garage east elevation, replacement windows and room in roof with removal of chimney and rear dormer to south elevation and two rooflights to front (north) elevation. Addition of first floor obscure glazed window to east elevation – granted

AWDM/1669/17 - Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling including rear dormer and raised terrace area. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings - pending.

Consultations

None

Representations

None received

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 terrace will be at the rear of the dwelling and will not be visible from public view. It is considered to be of an appropriate scale and design and is visually acceptable.

Residential amenity

In order to protect privacy for the occupiers of the new dwelling to the east, a privacy screen is proposed. To the west, the attached dwelling is completely screened by a tall wall. To the rear, the side of 104 Underdown Road will be approximately 14m from the terrace but there are no ground floor windows to be overlooked, while their garden is screened by conifers within the garden of 114. Even if they were to be felled, it is not considered that any intrusive loss of privacy would arise from the terrace.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Privacy screen to be installed prior to first use.

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: 12/12/2017

Authorised by: Gary Peck Date: 12 December 2017