Expiry: 15/11

Development Management - Delegated Officer Report

Application Number: AWDM/1216/24 Recommendation – Grant

Site: 67 Holmbush Way, Southwick

Proposal: Single story rear extension.

Date of site visit: 9/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the north side of Holmbush Way. The properties have deep front gardens on land which rises up from the road. The house as built has a gabled rear addition off the eastern boundary with No. 69 with a bedroom window in the recess. This is repeated at No. 69. No. 69 has been extended to the rear with a conservatory.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. There is no known flood risk associated with the site.

A single storey extension is proposed at 4.8 metres in depth. It has been reduced in width and is now set off the east boundary with No. 69 by 1.05 metres but still extends 1 metre beyond the gable flank wall.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

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Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The set in from the boundary, greater at No. 69, ensures the extension will not be overbearing to occupiers of no. 69 and will allow sufficient light to the recessed bedroom at No. 69 and on site.

Visual amenity

The extension includes a false pitched roof. It is an acceptable design on this rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 3 year time limit
3. Materials to match
4. No windows on the east elevation.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 6/12/24
Authorised by:	Peter Barnett	Date: 6/12/24