Application Number: AWDM/1501/20 Recommendation APPROVE

Site: 63 Southwick Street, Southwick, BN42 4TL

Proposal: Demolition of existing rear single storey element and proposed single storey rear extension to west elevation

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached bungalow situated on the north side of Southwick Road. The topography of the land has fall to the rear.

The street scene comprises a mixture of detached and semi-detached dwellings and a mixture of bungalows, two storey and two and a half storey dwellings.

The site is within the Southwick Conservation Area.

Proposal

The application seeks permission to provide a flat roof, single storey rear extension, with a false pitch. The extension measures some 8m long x 9.85m wide. Excluding the roof lanterns, the height is some 3.2m where it adjoins the host dwelling and 3.6m at the west end of the extension.

Relevant Planning History: None

Representations: None received

Consultations:
ADCAG: Members support the application being approved

Relevant Planning Policies

Adur Local Plan policies: 1, 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a rear extension to the detached dwelling in order to further update the existing property.

The key concerns would be the effect onto the existing visual and residential amenities of the neighbouring properties together with the character of the conservation area in general

Visual Amenity

The proposed rear extension will be positioned across the majority of the rear elevation of the existing dwelling, and will be 800mm from the mutual boundary with no. 65 and some 4m from the mutual boundary with no. 61.

It will protrude out for 8m, but the existing garden is quite long, being approx.38m from the rear of the dwelling to the rear boundary. Thereby the resultant garden would be reduced down to some 30m should the proposal be constructed.

The proposed extension will be to the south of no. 65, thereby there is the potential for overshadowing to occur from the extension onto that property. However, there is a separation between the side elevation of the extension and the side elevation of no. 65 of some 6.5m plus, no. 65 has a detached garage positioned between the two properties, which deflects the effect of the proposal.

At its highest point, the proposal will be some 3.6m in height and thereby potentially 1.6m above the height of a boundary fence. The agents have shown the line for the 45 degree rule from the rear window of no. 65, and it can be seen that the line just touches the outside corner of the proposal, which means that the extension will not result in any unacceptable overbearing impact onto that property.

With regard to no. 61, the side elevation of the proposed extension will be some 4m from the mutual side boundary, plus there will be the existing detached garage relating to the application site, deflecting the main of the views to the proposal from no. 61. No. 61 also has a side windows facing the application site, but these appear to be secondary windows and a side door, thereby it is not considered there will be any material loss of visual amenity to no. 61 from the proposed extension.

Residential Amenity

The neighbouring, contiguous residential properties to the application site are no.'s 61 and 65 Southwick Street together with Pendennis, no. 16 Roman Crescent to the rear. Pendennis is some 28m from the rear of the proposal and thereby will not be affected by it.

As noted above, the neighbouring properties to the sides will have deflected views, from their properties, and because of the separation distances of the extension to them, it is not considered that their existing residential amenities will be materially affected.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No additional windows in side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.11.20

Authorised by: Peter Barnett Date: 16 November 2020