Development Management - Delegated Officer Report

Application Number: AWDM/0127/18 Recommendation – Approve

Site: 10 Roman Crescent, Southwick

Proposal: Single storey rear extension and repositioning of existing canopy to be attached to new extension.

Date of site visit: 17 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an attractive detached dwelling within the Southwick Conservation Area. It is proposed to construct a flat roofed extension at the rear measuring 2m deep, 5.7m wide and 2.9m high. It will have a parapet with raised rooflight behind. An existing glazed canopy is to be repositioned from the rear wall of the house to project off the new extension. An existing window at first floor level is also to be replaced with double doors and a Juliet balcony as permitted development.

Relevant site history

Various extensions and alterations

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
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 setting within the Conservation Area.

Visual amenity

The extension is a modest addition which will not cause harm to the character of the building or its surroundings. Being at the rear, it will preserve the character and appearance of the Conservation Area.

Residential amenity

The extension will not cause harm to the amenities of neighbouring residents due to its small size and position.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 17 April 2018

Authorised by: Gary Peck Date: 17 April 2018