Development Management - Delegated Officer Report

Application Number: AWDM/0093/21 Recommendation – APPROVE

Site: 14 Holmbush Way, Southwick, BN42 4YA

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on the south side of Holmbush Way, Southwick, and is a semi-detached bungalow. The property also backs onto Southwick Recreation Ground. The street scene comprises predominantly semi-detached bungalows but there are a few two-storey dwellings. Many of the properties have rear extensions and some also have roof dormers.

The ground is on sloping land with the application site being on higher ground than its contiguous neighbour no. 12.

The rear garden is potentially contaminated land.

Proposal:

The application seeks permission to provide a single storey, flat roof rear extension. The extension will 'square' off the rear recess area between the existing rear protrusion and the boundary with the neighbouring property no. 12.

The extension, as amended, will measure some 3.1m deep x 1.7m wide x 3m high.

Other works include the partial removal of the existing pitched roof of the bungalow (approx. 3m)

Representations: None received

Consultations:

Private Sector Housing: *"No objection, although it is not clear where the stairs will lead to."*

Public Health: *"With reference to the application, this property is situated adjacent to an area of potential contamination.*

Relevant History:

AWDM/1436/20 Certificate of lawfulness for proposed loft conversion including hip to gable enlargement to east; dormer to south with 1no. window to east; and 2no. rooflights to north. **Certificate of Lawfulness Issued 25.11.2020**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

The proposed extension will be to the rear of the property onto an internal recess area, and thereby will not be readily viewed from the street scene outside of the site.

The extension, as amended, will be some 0.5m from the boundary with the neighbouring property no. 12 Holmbush Way, and will lie to the east of that dwelling. There is a change in land levels between the application site and no. 12, the plans show that change to be some 350mm. Therefore the infill extension will measure to be some 350mm higher than its neighbour.

By setting the proposed extension off of the mutual boundary with the adjoining property no. 12, it is considered that it will not materially impinge upon the existing residential amenities of that dwelling. The dwellings are south facing so sunlight will not be significantly affected for the majority of the day.

The extension will be some 3.1m deep, which will be in accordance with the guidelines within the SPG No. 2 'Extensions and Alterations to Dwellings.'

The extension will be no deeper than the existing rear extension of the bungalow, which itself will be altered by way of internal reconfiguration and external new bifold glazed doors. About 3m of the existing pitched roof of the bungalow will be removed in order that the rear section of the bungalow will become a flat roof with a glazed roof lantern. As the roof will be flat over the whole width of the extension, including the existing part of the rear of the bungalow, the effect of the extension onto no. 12 is not considered to detrimentally affect their existing visual or residential amenities.

The proposal also includes a new flue relating to a new wood burner, which comes out of the south facing roof slope at 1.607m up and protrudes for 1.618m of which

some 700mm is above the ridge of the roof; the change in fenestration; and the removal/bricking up of a door.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment.
2. Contamination

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

Case Officer: Eve Hearsey Date: 12.04.2021

Authorised by: Peter Barnett Date: 12 April 2021