Development Control – Delegated Officer Report

Application Number: AWDM/0855/14 **Recommendation – Approve**

Site: **19 Church Lane**

Proposal: **Single storey rear extension**

Date of site visit: 17.7.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey property with front bays at ground floor and a prominent front entrance porch. The building has already been extended off the rear by way of a glazed lean-to and a flat roof rear addition.

The proposal consists of:

- a single storey rear extension measuring (at max) 4.4 metres in height, 4.4 metres in length, and 12.5 metres in width, together with rear terrace

The surrounding area is a leafy residential neighbourhood of Southwick from Southwick Green. It is within a Conservation Area.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7, AB3- AB6
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test for new development in a Conservation Area.

Heritage Asset and its setting, and visual amenity

The extension is to be at the rear of the building, so would not be a conspicuous addition in the wider surrounding Conservation Area. Its scale is appropriate for the building, and its external materials and finishes are sympathetic to the main house.

The host building has been altered much at the rear already, and this elevation has little period detail now.

Accordingly this proposal would not be harmful to the special qualities of the Conservation Area, which make up its character and appearance and, additionally, its setting would be preserved.

Residential amenity

The neighbours principally impacted upon by this development are those to either side (it is physically removed from the remainder).

Neighbour to west

This neighbouring property has habitable rooms close to the shared boundary with the application site. The proposed extension would curtail some light and outlook to the room nearest this boundary.

However the extension is single storey in height and to be built a little distance off from the shared boundary. This ensures adverse overbearing and overshadowing would be avoided.

The sole window in the extension flank is high level, so intrusive overlooking would be avoided and limited to oblique views.

Neighbour to east

This neighbouring property has a high screen wall to the shared boundary and then planting atop the boundary wall. This would block views of the extension as it is single store in height. This, together with extension length, would ensure adverse overbearing and overshadowing and overlooking would be avoided.

The window in the extension is screened by existing boundary treatment, so intrusive overlooking would be avoided and limited to oblique views.

Additionally to all this, the terrace would cause some disturbance and noise onto neighbours to either side but this would be domestic in its nature.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials/finishes to match

Informative

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.

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

Case Officer: Matthew Porter Date: 28-7-2014

Authorised by: Peter Barnett Date: 29 July 2014