Expiry Date – 7.9 ppa 15.9

Development Control – Delegated Officer Report

Application Number: AWDM/1081/20 Recommendation – Grant

Site: 23 Oldfield Crescent, Southwick

Proposal: **Rear single-storey flat-roofed extension, new front porch with a pitched roof, 1st-floor extension over garage with a pitched/flat roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.9

Site and Surroundings

This application relates to a detached 30's two storey house on the east side of the road. It has a garage extension on its south side with a mock pitched roof and has also been extended at rear ground floor. It has pebble dash finish under a clay tile roof.

It is not in the Southwick Conservation area and is not listed.

Proposal

Planning permission is sought to square off the rear ground floor with a further 4.5 metre deep extension with raised rooflight. A first floor extension over the garage is also proposed with a largely hipped roof and small flat roof area at the rear. Finally a mono piched roof porch is proposed.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 25, to the south, has a garage closest to the common boundary. To its rear is a rear extension with a side door and window. This room also has a rear window. In total the proposed rear addition extends 6 metres beyond the rear extension at 25. The extension is to the north of this 25 and is set off the boundary by 1.5 metres. It is not considered that significant harm will result. The boundary is otherwise defined by bamboo hedging.

At the front the first floor extension adjoins No. 25's garage. 25 only has a landing window in its flank wall. No harm will occur.

The porch will largely line through with the main front wall of No. 27. No. 27 has a rear garden passage on the boundary and its front door nearest. Again no harm will result.

Character

The pitched roof first floor side extension is in keeping with this detached property. A 1m gap of to the boundary is maintained. The small area of flat roof will not significantly harm local character. The porch is in keeping too. The flat roofed rear extension is away from the public realm and not untypical of rear extensions.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *South side WC window obsc/1.7m on installation*

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 any representations? No.

Case Officer signed: MOK Date: 11.9.2020

Authorised and signed by: Peter Barnett Date: 11 September 2020