Development Management - Delegated Officer Report

Application Number: AWDM/0349/21 Recommendation – Approve

Site: 85 Overhill, Southwick

Proposal: Single-storey rear extension

Date of site visit: Not visited, assessed using applicant's photos and Google maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the west side of Overhill. It currently has a rear conservatory which it is proposed to replace with a single storey extension measuring 4m deep, 6.6m wide and 3.2m high with a pitched roof.

Relevant Planning History

None

Consultations

None

Representations

Letter of objection received from the occupiers of 87 Overhill:

1. We are on very friendly terms with our neighbours and fully understand their desire to create extra space in their small kitchen area.
2. However, this proposed extension will have a dramatic, adverse effect on our existing Southerly view from our kitchen window and cause loss of natural light.
3. When I spoke previously to our neighbour, Mr James Muddle, about our concerns, he gave us the verbal assurance that the extension will be limited to 3000mm in height. However, his drawings submitted for planning approval do not show any height dimension and scale at 3200 mm. It is our hope that a compromise can be reached where your planning approval conditions can include a restriction on height to, say,3100mm. This will go part of the way to compensate for our loss.

Relevant Planning Policies

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

WSCC Guidance on Parking at New Developments (Sept 2020).

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 surroundings.

Visual amenity

The extension is a modest addition which respects the character of the property and will not cause visual harm.

Residential amenity

The extension appears to be within the permitted development parameters, being no larger than 4m in depth and not more than 4m high. Permission is only required because it is to be timber clad, therefore not matching materials. There is no objection to the use of the materials specified.

The objection from the neighbour to the north is noted. However, that property is on higher ground, the extension is set in from the boundary by approximately 2.8m and is below the height level for permitted extensions. It is not considered therefore that any demonstrable harm will be caused to that property. Loss of a view is not a planning matter.

To the south, No.83 has commenced construction of its own rear extension and will not be adversely affected by this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 20 April 2021
Authorised by:	Gary Peck	Date: 20 April 2021