Development Management - Delegated Officer Report

Application Number: AWDM/1754/18 Recommendation – APPROVE

Site: 28A Victoria Road, Southwick, Brighton

Proposal: Proposed single storey rear extension to ground floor flat.

Date of site visit: 14th January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached building it is divided into flats. 28A the subject of this application is the ground floor flat. There is a fence dividing the garden so amenity space is provided for each flat. To the east of the site is an access leading to a garage/car mechanics to the rear of the site. To the west is the garden of the first floor flat.

Consent is sought for a single storey, flat roof rear extension to the ground floor flat. The extension is to abut an existing rear projection at the south western side. It will extend no further than this projection at 3 metres and will be 3.8 metres wide and 3 metres high.

Adur and Worthing Council: - Environmental Health – Contaminated Land – A full contaminated land condition is advised.

Representations

None received

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 (July 2018)

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 to the rear of the property and is therefore not clearly visible within the street scene. It would be visible from the access to the side of the site yet this would have no adverse impact. The extension is subservient in scale to the main building and materials will match existing.

Residential amenity

The main properties to be affected are the first floor flat above the application site (No. 28) and the properties either side of the site, no. 26 to the east and no.30 to the west.

No 26 is beyond the side access and due to the scale of the proposed extension and this separation distance the extension will have no adverse impact here. The extension is screened from no. 30 due to it abutting the existing rear projection. There would be no impact here with regards to loss of light, privacy or overbearing impact.

The extension would not impact upon the rear amenity space provided for flat 28. This is due to it being an infill adjacent to the existing rear projection. The extension would be viewed from the first floor windows above yet no loss of light, privacy or overbearing impact would result. The flat roof limits the height and impact of the extension.

A full contaminated land condition was recommended; however, due to the scale of the development, it is deemed suitable in this case to attach an informative as set out below.

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

1.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.

2. Contaminated land informative.

Case Officer: Hannah Barker Date: 14th January 2019

Authorised by: Peter Barnett Date: 14 January 2019