Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0766/13

Site: **2 Old Rectory Gardens, Southwick, Brighton, West Sussex BN42 4SQ**

Proposal: **Single and two storey rear extension.**

Date of site visit: 3 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling with first floor accommodation within a mansard roof. It has a conservatory at the rear which is to be demolished and planning permission has been granted to replace this with a two storey extension to the same depth (3.5m), across the full property width with a matching mansard roof design (AWDM/1418/12). This application proposes the two storey extension as before but also wishes to construct a single storey extension off the two storey extension, to measure 3m deep and 3.5m high with a mono-pitched roof which will abut the tile hanging of the mansard roof.

There is a bungalow to the south, which currently projects further to the rear than the application property, and a chalet-style bungalow to the north, which also projects further to the rear.

The dwelling is accessed via an unmade private road which runs parallel to Kingston Lane.

Relevant site history

None

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land informative

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 will not be widely visible, being at the rear of the property. It replicates the style of the existing roof and will result in a sympathetic addition to the dwelling. The roof of the single storey element will have a slightly awkward relationship with the mansard roof of the two storey part but, on balance, it is not considered that any serious visual harm will arise.

Residential amenity

While two storeys in height and less than 1m from the southern boundary, its scale is considered to be acceptable as it will not project further to the rear than the dwelling to the south, thereby preventing any overbearing impact to the neighbouring bungalow. That property (No.3 Old Rectory Gardens) has a side window which already faces the two storey side of the application property and, being to the north of No. 3, it is not considered that the extension will result in a serious loss of light to those occupiers. The single storey extension will project beyond the rear of No.3 in its entirety but it will not cause any loss of light or outlook to those occupiers given its northern orientation and relatively short depth.

To the north, the side of No. 1 Old Rectory Gardens is slightly further from the extension (approx 5.5m) than No.3. That dwelling has 3 side windows facing the site. While the extension will have some impact on sunlight to the most affected side window facing the site, the affected room is also served by a rear (east) facing window. On balance, it is not considered that the impact of the two storey extension will be so serious as to warrant a refusal of the application. A side facing window in the proposed extension will serve an en suite and can be controlled by condition to be obscure glazed. The single storey extension will also not adversely affect the amenities of the occupiers of No.1 as it will be largely obscured by a detached garage in the rear garden of No.1.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in north or south side wall of the extension other than approved
4. Obscure glazing to north side window
5. Permission relates to approved plans

Informatives:

1. Contaminated land precautionary

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern pre-application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Peter Barnett Date: 29 July 2013

Authorised by: Gary Peck Date: 30 July 2013