Expiry Date – 23/6

Development Control – Delegated Officer Report

Application Number: AWDM/0665/20 Recommendation – Grant

Site: 9 Oldfield Crescent, Southwick

Proposal: Proposed single storey rear/side extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: From Street/applicant's photos

Site and Surroundings

This application relates to a semi detached inter war house on the east side of Oldfield Crescent just before the bend in the road. It has a driveway on its north side which shares a side/rear garden boundary with No.7 which is at right angles to the site, round the bend. There is a garage beyond the rear wall of the house.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a single storey rear extension and to replace the garage with a larger utility room/garden room.

The single storey extension measures 3.5 metres in depth and has a pitched roof with a maximum height of 3.67 metres and an eaves height of 2.6 metres. The single storey utility/garden room extends 8 metres beyond the rear wall and has a maximum height of 2.5 metres.

Relevant Planning History

Replacement garage – 1963

Consultations

None undertaken

Representations

Letter from No. 11

Close attention should be taken to the boundary line. No. 11's extension is built inside the boundary by 8 inches.

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. 11 has a single storey pitched roof extension which is a similar depth to that proposed. The extension is 3.5 metres deep which is in line with Development Management Standard No. 2 - Extensions and Alterations to Dwellings. The applicant has signed Certificate A to say the extension is to be built within the site boundary. Subsequent encroachment is a private matter.

The utility/garden room extension runs along the side/rear garden boundary with No. 7. It is longer than the garage to be removed. It extends off the rear wall whereas the existing garage is set back 1.1 metres from it. It extends 8 metres along this boundary with No. 7. The existing garage is 6.4 metres beyond the rear wall.

This proposed extension is largely flat roofed and is 2.5 metres in height. The existing garage is 2.7 metres to ridge but only 1.9 metres to eaves. It is not considered that this extension will be harmful to the amenity of occupiers of No. 7. Permitted development exists for outbuildings up to 2.5 metres in height on shared boundaries. No.7's larger garden area is on the west side of their home away from this extension.

Character

The side extension is recessed 16 metres back from the road. It will be little glimpsed from the road. The additional 'front' door is a personal choice but this separate access should not be used in the future to create a separate, small, self contained residential unit. A condition to this effect is recommended.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *Not to be used as a separate dwelling*

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: 9.6.2020

Authorised and signed by: Peter Barnett Date: 9 June 2020