Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0463/15

Site: **56 Overhill Southwick Brighton**

Proposal: **Single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for:

- Single storey flat roof rear extension to measure (at max) 3.9 metres in height, 4 metres in length, and 4.4 metres in width

The application property is a detached bungalow. The level of the land drops west to east. The site is situated in an outer residential suburb of Southwick.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Local Plan policies: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The scale and design of the extension closely resembles the existing flat roof rear extension. No visual ham would arise from it.

The eaves junction is unfortunate but this is no worse than the present situation, and this element would be concealed from public view.

For these reasons, the visual impact of the development would not be harmful.

Residential amenity

The neighbour principally affected by this development is the one to the north (it is physically removed from the remainder).

Sufficient distance would be retained between the extension (which is flat roofed and set slightly lower than the affected neighbouring building), so as to avoid undue overshadowing and overbearing, including to the neighbour's rear lounge bay window. The absence of windows/openings in the flank avoids intrusive overlooking and harmful loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials to match
4. Notwithstanding "pd" no windows/openings in north elevation

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) 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 any representations? N

Case Officer signed: Matthew Porter Date: 21-5-2015

Authorised and signed by: Peter Barnett Date: 21 May 2015