Expiry Date - 15/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0064/23 Recommendation – APPROVE

Site: 70 Hill Farm Way Southwick West Sussex BN42 4YH

Proposal: Single storey rear extension and associated timber decking (existing conservatory removed)

Date of site visit: 16/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Hill Farm Way within a low-scale residential area. The property is a semi-detached bungalow comprising facing brickwork elevations and a tiled hipped roof with gable to rear, set back from the road behind a grass verge, footpath and shared driveway with No. 68 to the west, which separates the two properties and leads to their paired garages to rear. Ground level rises from west to east along Hill Farm Way.

The rear garden space of the property is of an adequate size and accessible via a side access gate. A conservatory projects from the rear of the property and abuts the driveway to the west. The attached property No. 72 is situated to the east and also exhibits a conservatory to rear, projecting from the opposite elevation.

Proposal:

Permission is sought for the demolition of the existing conservatory which would be replaced with a single-storey, pitched roof rear extension and associated decking.

The existing conservatory measures approximately 1.8m deep, 3.1m wide, and 2.7m at peak height. The proposed extension would measure approximately 2.5m deep, 4.8m wide (inclusive of the extension to the existing kitchen which currently has a width of 3.8m wide), and 4.7m at peak height.

The decking area would project a maximum of approximately 5.7m from the rear, have a maximum width of approximately 7.75m, and consistent height of 0.5m.

There would be 2No. roof lights on each side of the proposed pitched roof (4No. total) and a replacement window to the west elevation adjacent the front

entrance door to the property. Other openings are proposed orientated to the south (rear) and east elevations.

The materials proposed would match the existing character of the property; facing brickwork elevations, concrete tiles for the pitched roof, and PVCu openings. The proposed decking would be timber.

Representations: None received.

Consultations: None.

Relevant Planning History:

Planning permission granted at the neighbouring property to the west at No.68 Hill Farm Way for a single storey flat roofed extension to rear with raised deck/patio under AWDM/1147/22, decision issued 02/11/2022 [the extension was in construction at time of site visit].

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The works proposed would be to the rear of the property. Whilst the majority of the development would be out of visual point, the alterations to the roof would be readily viewed from a small section of the public realm. This however would not be to the detriment of the visual amenities of the area by virtue of the roofs proportion and sympathetic design which would not detract from the prevailing character of the street scene.

The proposed extension would align with the side elevation of the property and harmonise with the existing layout. The proposed scale, massing, and form of the development is considered acceptable when read within the context of the area.

The proposed facing brickwork elevations and pitched tiled roof is the best option of design as it would reflect the property's existing character. The proposed development would not appear out of keeping in this setting and would not result in unacceptable impact on visual amenity.

Residential Amenity

The most affected properties would be the adjacent neighbours to the east (No. 72 Hill Farm Way) and west (No. 68 Hill Farm Way).

The extension would project from the west side of the rear elevation, therefore it would not appear overbearing nor would it result in unacceptable loss of light for the attached neighbour at No. 72 to the east, owing in part to topography and south orientated gardens.

It is of note that the neighbour at No. 68 to the west has recently obtained planning permission for a single-storey rear extension with associated decking/ patio and this was observed at time of site visit. Whilst it is noted that the proposed extension would project beyond the rear building line of this neighbours extension, it is considered that it would be located a satisfactory distance away and the existing gap to the property would not be compromised. Therefore, it would not give rise to any materially harmful impact to residential amenity.

The majority of the openings proposed would face into the applicants own garden (south). The replacement window to west elevation would be frosted and this can be secured by a condition of planning permission. The openings to the east would not result in a loss of privacy to the neighbours at No. 72 by virtue of the tall boundary fence and established openings to this orientation.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. Obscure Glaze to West Elevation

Informatives:-

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.

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Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 14.03.2023

Authorised by: Peter Barnett Date: 15 March 2023