Development Management - Delegated Officer Report

Application Number: AWDM/0088/21 Recommendation – APPROVE

Site: 14 Glebe Close, Southwick, Brighton

Proposal: Proposed rear ground floor extension and alteration of existing ground floor flat roof to parapet roof.

Date of site visit: No visit, use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling within a cul de sac of detached properties of various style and appearance. As existing there is a flat roof garage to the side with wrap around side and rear single storey flat roof extension extending part way across the rear elevation. Consent is sought to alter the existing roof to the rear extension to increase the height to form a parapet roof. In addition an infill single storey extension is proposed on the southern side of the rear elevation to adjoin the existing extension continuing the parapet roof as amended with roof lanterns and bi folding doors proposed.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed extension is to the rear of the property and will not be clearly visible within the street scene. A footpath runs to the south side of the property there is screening to the side boundary of the site and although the roof may be visible here it will not be harmful. The new extension including the roof increase at the existing extension give rise to a subservient development which will be in keeping with the existing dwelling in terms of scale and character. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. The footpath to the south gives separation between the site and the neighbouring dwelling to the south. There will be no adverse impact here. To the north is the neighbouring detached property, this house has an existing glazed awning which is to the rear and side of the property. The existing flat roof extension is adjacent to this boundary. The plans show the height of the flat roof to be raised to a parapet, this minor increase in height is not considered to affect the amenities of the adjacent occupiers significantly in this case, there will be no greater impact than currently exists. The windows on the side elevation remain as existing with no change and the proposed infill extension will be screened by the existing extension so therefore no impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 26th February 2021

Authorised by: Peter Barnett Date: 1 March 2021