Development Management - Delegated Officer Report

Application Number: AWDM/0004/19 Recommendation – Approve

Site: 24 Hadrian Avenue, Southwick, BN42 4LJ

Proposal: Single storey rear extension to replace existing on west elevation.

Date of site visit: 31.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached 1 ½ storey former bungalow with existing rear extensions comprising 1no. conservatory and 1no. flat roof extension plus front and rear long flat roof dormers. Outbuildings at bottom of garden. Parking across the full width of the front garden area.

Neighbouring properties have rear extensions and dormers, no. 26 has a hipped roof side garage abutting the side boundary with the application site.

The proposal seeks permission to remove the existing extensions and replace with a full width single storey flat roof 'L' shaped rear extension measuring approx. 4.8m deep next to no. 22 and 6m deep to the side near no. 26, with a height of approx. 2.9m

Relevant Planning History:

SW/1/88/TP/FP Alterations to roof (with new gable end) and dormers to front and rear. **Approved 19.02.1988**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2018)

Planning Assessment

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 and residential amenity

The proposed rear extension next to no. 22 will be some 1.8m longer than the existing extension and thereby approx. the same length longer than the extension at no. 22. However, using the 45 degree rule, taken from the mid-point of the window of the neighbouring extension, the new extension will not result in any detrimental overshadowing or overbearing onto the neighbour.

Further, using the same measure, the 6m section will also not result in any overlooking/overshadowing onto no. 22.

Given that no. 26 has a hipped roof garage close to the boundary with the application site that is approx. level with the existing utility room of the application site and continues to be longer than the proposed rear extension, means that the new extension will be largely screened from view from no. 26.

A new side door and 2no. new windows will be positioned within the new side elevation of the extension, facing towards no. 26, but because of the position of the garage, it is not considered that there will be material overlooking of the neighbouring property. Although the new side door will be siting slightly forward of the garage, it is not considered to be unreasonable to have a side door within a property, particularly as it is positioned approx. 1.5m from the boundary and will face the driveway and blank side wall of No.26 only.

The design of the rear extension will be flat roofed which will keep the height down and prevent it impinging onto either neighbour

The extension will also be no wider than the existing dwelling and will thereby be contained solely to the rear, meaning that there will be limited, if any, views of the extension from the street scene.

There will still be approx. 30m depth of garden land remaining following the construction, thereby the properties to the rear will be unaffected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

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

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 18.02.2019

Authorised by: Peter Barnett Date: 18 February 2019