Development Control – Delegated Officer Report

Application Number: AWDM/0163/15 Recommendation – Approve

Site: 279 Albion Street Southwick Brighton West Sussex

Proposal: AMENDED DESCRIPTION AND ADDITIONAL PLAN RECEIVED: Single-storey rear extension to include blocking up of external staircase to first-floor flat.

Date of site visit: 02/03/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises the ground floor flat within a detached 2-storey building located on the north side of Albion Street opposite the canal (Shoreham Harbour) and adjacent to the entrance to a private, unmade road serving a terrace of cottages set back from the main road frontage

The first floor flat (No.281) has been divided into a one bedroom flat and a studio flat under AWDM/1082/12.

Permission is sought for a single storey extension to the ground floor flat. This flat is currently a 3 bedroom flat with lounge and bedroom 1 to the front onto the highway. The main entrance, kitchen and bedroom are in the central part of the building and a third bedroom and the bathroom to the rear. The proposed extension will 'square off' the rear of the ground floor. It will include the addition of a flat roof extension 1.3 metres wide and 1.4 metres deep. The extension will be 2.9 metres high. It will involve the removal of the existing external rear stairs to the first-floor. [The applicant's agent has confirmed that since the conversion of the first floor flats the external door which was served by this stair case has been removed.] Both first floor flats and the existing ground floor flat are accessed via the main entrance towards the front of the building.

Representations: - No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 Extensions and Alterations to Dwellings. National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Permission is sought for a very modest single storey extension to the rear of the building. This however results in a change to the internal layout of the ground floor flat. The flat is changed from a three bedroom to a two bedroom flat. The bathroom is to be moved to where the kitchen currently is and the rear bathroom and bedroom three are to be incorporated with the additional floor space created by the extension to provide an enlarged kitchen/dining space. This is considered to be acceptable in principle, there are no policies relating to the reduction of bedrooms and the flat will remain a single unit of accommodation. The internal living space will be improved with greater living space. The application is therefore acceptable provided that the extension does not result in any loss of light, privacy or overbearing impact on any neighbours or have any visual impact on the surrounding locality or street scene.

Visual amenity

The external alterations to the building will not result in any adverse visual impact. The very modest, flat roof extension is to the rear of the building and although there are residential properties adjacent and to the rear the extension is screened on the whole by an existing fence and gate. The flat roof design, minimises the height of the extension and is in keeping with the existing two storey flat roof addition. The removal of the external stair case serving the rear flat at 281 is also a visual improvement and the rear elevation will be simplified in design and appearance.

Residential amenity – effect on the amenities of future occupiers

Although the proposal results in a loss of a bedroom it does result in an improvement to the living space provided at the ground floor flat. The layout is improved along with the living space provided in the form of an enlarged kitchen/dining space. This would be to the benefit of any future occupier.

It should however be noted that the extension does result in the reduction of some of the very limited external amenity space, this amenity space serves the ground floor flat only. It is however considered that this loss of a small, relatively unusable space is balanced by the improvements to be made to the living space and the gain as a result of the removal of the external steps. This will be a visual improvement to the occupiers and also will improve the use of this space as occupiers of the first floor flat will not be using it for access.

Residential amenity – effect on the amenities of neighbouring occupiers

No new windows are proposed in the proposed extension although the existing bathroom window to the eastern elevation will be replaced with clear glazing. This will overlook the amenity space serving the first floor flat. However it is already acknowledged that this space is overlooked as existing and is not private external space, therefore on balance this is acceptable.

The extension itself will bring part of the building closer to the rear boundary fence it will however not result in any overbearing impact or loss of light to the adjacent properties either to the rear or to the west. The extension will mainly be enclosed by the boundary fence and gate and being single storey with flat roof design and being so modest in footprint its impact is limited.

Accessibility and parking

As existing and proposed there is no parking provision within the curtilage of the existing flats (although it appears vehicles probably park informally on the private access road).

The site is within reasonable walking distance of shops and facilities in Southwick district centre, and is accessibly located in relation to Southwick rail station and bus routes along Albion Street and (more frequently) from Southwick district centre. The changes to the ground floor flat will not result in any accessibility or parking issues in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. materials to match
3. Approved Plans
   Block Plan - received 03.02.2015
   Drawing no. 12/773/05 - received 03.02.2015
   Drawing no. 12/773/06 – received 10.03.2015

Informative

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.

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

Case Officer: Hannah Barker Date: 3rd March 2015

Authorised by: Jo Morin Date: 07.04.2015