Development Management - Delegated Officer Report

Application Number: AWDM/1252/21 Recommendation – APPROVE

Site: 93 Southwick Street, Southwick, BN42 4TL

Proposal: Proposed single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north-west side of Southwick Street in Southwick, and is a semi-detached, hipped roof bungalow. It is brick faced and has black window frames. The front is predominantly hard surfaced. There is a single storey rear pitched roof outrigger, and a pitched roof outbuilding close to the boundary with no. 95 Southwick Street.

The street scene comprises a mix of semi-detached and detached dwellings; some single storey and some two storey. Many of the properties within the street scene have undergone some form of alteration and extension, including roof extensions.

Proposal:

The proposal is for a single storey, flat roof, rear extension, measuring approx. 3m wide x 3.3m deep x 3.3m high.

The proposal will be positioned to be between the existing outrigger and to the side of the existing French doors.

Consultations: None

Representations: None received

Relevant History:

> **AWDM/0609/21** Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable roof extension with side window and rooflights to east and west elevations. **Approved 24.05.2021**

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The previous application relates to a hip to gable roof extension, which will not interfere with, or have any material effect onto the current proposal for a single storey rear extension.

The flat roof design with a parapet wall will be acceptable on the rear elevation fitted in between the existing rear French doors and outrigger.

It will be sited some 2.6m from the side boundary with the neighbouring property no. 91 Southwick Street, and thereby will not have any material effect onto that properties existing residential amenities by way of overshadowing etc.

The proposal thereby is considered an acceptable extension which will not result in any harm to the surrounding area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4.

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.08.2021

Authorised by: Peter Barnett Date: 23 August 2021