Development Control – Delegated Officer Report

Application Number: AWDM/1389/18 Recommendation – APPROVE

Site: 1 Hill Farm Way, Southwick, BN42 4YJ

Proposal: Single storey rear extension to north elevation to replace existing.

Date of site visit: 06.12.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The site is positioned on a corner at the junction of Hill Farm Way and Upper Kingston Lane, Southwick. It is a semi-detached, two storey dwelling on rising land. Indeed, the land rises to the north and to the east.

There is a large outbuilding near the rear of the garden close to the boundary with a rear vehicular access way, which leads to Hill Farm Cottages. There is an existing flat roof rear extension set away from the boundary with the neighbouring semi, no. 3. The boundary wall to the pavement is higher at the rear than the front due to the raised land.

The proposal seeks permission to remove the existing rear extension (other than the existing side outside wall, and extend that existing rear extension out a further approx. 1.2m and extend it up to the boundary with no. 3. The height of the flat roof rear extension will be approx. 2.8m high

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

No. 3 has an existing extension up to the boundary with no. 1, and although the land is slightly higher than the application site, their extension is more or less level with no. 1. The proposed extension will infill the gap to the boundary with no. 3, and extend it out a further approx. 1.2m. It is this 1.2m which will be deeper than the neighbouring extension. However, it is considered that due to the slightly rising land behind the extension at the neighbouring site and that the extension will be only 1.2m deeper than the neighbouring extension, it will not result in unacceptable harm onto the neighbouring property.

Residential Amenity

It is not considered that the extension will adversely affect the residential amenities of neighbouring properties

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. No windows in side elevation facing no. 3 Hill Farm Way
4. Materials to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.12.2018

Authorised by: Peter Barnett Date: 20 December 2018