Development Management - Delegated Officer Report

Application Number: AWDM/1907/18 Recommendation – Approve

Site: **Alterations to existing rear conservatory to create a rear (south) ground floor extension with external steps to garden area**

Proposal: **26 Upton Avenue, Southwick**

Date of site visit: 3 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the south side of Upton Avenue. There is a conservatory attached to the rear. It is proposed to replace the conservatory with a solid flat roofed extension on the same footprint (3.3m deep) with external steps and a small platform proposed to lead from the extension to the garden, a maximum of 1m above ground level. The ground level drops to the rear of the property.

Relevant Planning History

SW/49/02 – Conservatory approved

Consultations

None

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 (July 2018)

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 alteration from conservatory to solid extension will have little impact on the character or appearance of the property and is an acceptable change in visual terms.

Residential amenity

The size of the extension is modest and no larger than the existing conservatory. The proposed access steps and platform are quite small and unlikely to be used as a terrace. They are also set off the boundary by 1.5m and the potential for harmful overlooking is not considered to be significant.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the side walls 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: Peter Barnett Date: 22 January 2019

Authorised by: Gary Peck Date: 23 January 2019