Development Control – Delegated Officer Report

Application Number: AWDM/0216/14 **Recommendation – Approve**

Site: **81 The Crescent**

Proposal: **Single storey side and rear extension to replace existing conservatory and garage**

Date of site visit: 27.3.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey L-shaped extension to measure (at max) 3 metres in height, 4 metres in length, and 8.8 metres in width, and 12.2 metres in length (this length measurement includes a new roof and parapet to the existing side garage)

The application property is a semi-detached two-storey property with rendered walls, a single storey side garage, and a rudimentary glazed conservatory at the rear.

The surrounding area is an outer residential suburb of Southwick.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be of a suitable scale visually from the public vantage point, as it would appear as a correctly proportioned side garage. From the rear it would be also suitably scaled.

It would be built of matching materials and finishes. The fenestration is of a matching design and style also.

Residential amenity

The neighbours principally impacted upon by this development are those to either side of it (the development is physically removed from the remainder).

Adjoining neighbour (to east)

The adjoining building has a single storey glazed conservatory off its rear wall.

The length of the proposed extension would extend beyond the neighbour's own conservatory. This would take some light and outlook from it. However the most affected glazing is obscured, and its principal means of outlook and light would be largely unaffected by the proposed extension - so adverse overbearing and overshadowing would not result.

Overlooking would be limited to oblique views partly screened by boundary vegetation. Unacceptable loss of privacy would not result.

Neighbour to west

This building has fenestration in its flank facing onto the application site. However outlook and light received by this is already greatly curtailed by the application property's existing side garage, and boundary screening.

Given this circumstance, the proposed extension (being single storey and flat roofed) would not result in any greater material harm than at present in terms of overbearing and overshadowing effect.

Overlooking would be limited to oblique views, partly screened by boundary vegetation. Unacceptable loss of privacy would not result.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing dwelling

Informative

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: Matthew Porter Date: 8-4-2014

Authorised by: Peter Barnett Date: 8 April 2014