Development Control – Delegated Officer Report

Application Number: AWDM/1049/19 Recommendation – APPROVE

Site: 17 The Crescent, Southwick, BN42 4LB

Proposal: Demolition of existing garage and construction of single storey pitched roof rear extension with roof lights attached to single storey flat roof side extension.

Date of site visit: 18.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a semi-detached two storey dwelling formerly with semi-detached garage with no. 19 The Crescent.

The proposal seeks permission to demolish the existing semi-detached garage and replace with an attached single storey structure to adjoin the recently approved single storey rear extension.

The new replacement structure will be the same length as the existing garage, but will be off the side boundary approx. 150mm at the front and approx. 400mm at the rear, and will directly adjoin the rear extension which was approved in 2018 AWDM/07771/18 refers.

Relevant History:

AWDM/0771/18 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.5m from the rear wall of the original dwelling, maximum height 3.8m and height of eaves of the extension 2.5m **Approved 04.07.2018**

Consultations: None

Representations: Objection from 19 The Crescent

- The development is visible from The Crescent which should be noted when considering the appearance and character of the single storey extension replacing the garage
- The eastern elevation should match that of the adjoining garage in terms of height and design of the parapet
- The back door should be on the northern wall of the new extension instead of the single storey extension
- This would allow a window and rendered area on the eastern wall to mirror the adjoining garage door

- The increased height of the single storey extension compared with the garage parapet will restrict the light into our kitchen on winter afternoons when the sun sets in the south-west
- The design changes allow the raised roof to be set back from the front wall and minimise the shadow effect

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension subject to the effect on the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The garages along the street are mainly attached to its direct neighbour's garage, however, there are differences in positions i.e. some are stepped; some have been extended; some have been removed/replaced. Therefore, there is no consistent uniformity of garage forms along the street. Indeed there are even design changes with the dwellings within the street. The changes proposed therefore will not result in an unacceptable loss of visual amenity or character within the street scene, and in any case, it is considered that the setback position of the replacement structure, some 14m from the street, is considered that although it will be visible, it will not to be particularly conspicuous within the street scene.

The plans for the rear extension identified the existing garage to not be physically touching the extension. However, the measurements of the site could not have correctly identified the position of the garage, as the garage needed to be removed for the extension to be fully constructed.

In order to meet Building Regulations requirements, the height of the new structure is slightly higher than the neighbouring garage. But again, as stated above, the change in height will not demonstrably affect the visual amenities of the street scene. There will only be a very minimal shadow effect from the very slight increase in height (approx. 150mm) of the structure from the original garage. Any shadowing from this slight increase will not result in a material loss of existing visual amenities of the neighbouring property, particularly given that the neighbouring garage separates the new structure from the neighbouring dwellinghouse.

The provision of a door on the eastern elevation is satisfactory in design terms and in any case, there needs to be a way through from the garden area for logistical purposes.

Residential Amenity:

The properties that could be affected by the proposed new structure would be no.'s 14 and 19 The Crescent, together with no. 62 Southwick Street.

No. 62 Southwick Street is more than 40m distant and therefore would be unaffected by the proposal. No. 24 The Crescent is more than 30m distant from the proposal and thereby will also not be affected by it.

No. 19 The Crescent is directly to the side of the proposal and could be affected, and indeed have raised an objection to the proposal, the reasons for the objection have been responded to above.

The front and the rear of the structure will be in the same position as the existing garage, but it will be approx. 150mm higher than the garage, which is not considered to materially affect the residential amenities of no. 19, further, there will be no windows in the side elevation, thereby no overlooking will occur, particularly given that any window would look onto the side elevation of the neighbours garage.

Recommendation

APPROVE subject to the following conditions

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

Informative:

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 14.08.2019

Authorised by: Peter Barnett Date: 14 August 2019