Expiry Date – 25/5 ppa agreed to 2/6

Development Control – Delegated Officer Report

Application Number: AWDM/0546/20 Recommendation – Grant

Site: 83 Downsway, Southwick

Proposal: **Proposed two storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26/5 plus applicant's photos.

Site and Surroundings

This application relates to a semi detached house on the west side of the road almost opposite the junction with Summersdean. The property has been extended at rear ground floor with a 4 metre deep conservatory, almost full width. There is also an original flat roofed outbuilding adjoining this which straddles the boundary with No. 81, to the south. This site slopes down to the rear garden boundary which backs on to a cemetery.

These are 1950's ex local authority houses. They are not in a conservation area and are not listed.

Proposal

Permission is sought to demolish part of the conservatory and to erect a two storey rear extension. The extension is 4 metres deep. It is 3.2 metres in width and extends to within 4 metres of the boundary with No. 85 and leaves a gap of 1 metre to the common boundary with No.81. It will have the same eaves height as the house and a lower ridge line. A painted rendered finish is shown to match the dwelling.

The extension has been reduced in depth since first submitted.

Relevant Planning History

0546/06 – Rear conservatory. Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

No other two storey rear extensions are visible locally. However, this extension is proposed at the rear of the building and will be little seen from the road. Glimpsed views through the gap may be possible but with a lower pitched roof it is considered that no harm to overall character will occur.

Neighbour amenity

No. 85, to the north, has a single storey rear extension. The proposed two storey extension is at least 4 metres off the shared boundary and at least 5.5 metres from the mid point of the nearest bedroom window at 85. The extension will not break a 45 degree angle from this window.

No. 81, to the south, has its front door in the side wall together with what is believed to be a hall window. There are first floor bathroom and landing windows on the side also. It has also been extended to the rear.

Being due south of the extension it is not considered that light to habitable rooms at No. 81 will be affected. Nor is it considered that the extension will be overbearing.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance

with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 28.5.2020
Authorised and signed by:	Peter Barnett	Date: 1 June 2020