Development Control – Delegated Officer Report

Application Number: AWDM/0166/14 Recommendation – APPROVE

Site: 32 Victoria Road Southwick Brighton West Sussex

Proposal: Demolition of existing rear extensions and erection of replacement single storey side and rear extension

Date of site visit: 11 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 2-storey semi-detached traditional house on the south side of the road, in a residential suburban street of dwellings of varied styles and forms. The house has been extended to the rear with a part 2-storey and single-storey lean–to. The land is generally flat in topography. The east rear boundary is enclosed by a tall close-boarded fence and the western rear boundary by a tall wall and dense varied vegetation.

The adjoining house to the east at no, 30 has a tall single-storey rear extension built up to the boundary. The house to the west at no. 34 has a single-storey rear addition set away from the boundary.

Permission is sought for a flat-roofed single-storey rear extension 5.6m deep, 3.5m high and 6m wide to adjoin the west side return. It would have no side windows but rear facing French doors and four lantern lights arranged front to rear. The development would involve the removal of the current rear additions as above described and the reinstatement of the pre-existing external walls with their original surface treatment.

Materials would comprise render with a brick parapet detail to match the existing house.

Consultations: None

Representations: No third party representations.

Relevant Planning Policies

Saved Adur Local Plan policies (AG1, AH7):
National Planning Policy Framework (CLG 2012)
SPG ‘Extensions and Alterations to Dwellings’

Planning History

SW/106/89/TP/4582 - Part two and part single-storey extension at rear. Permitted.

Planning Assessment

The main issues are visual amenity and neighbour amenity.

Visual amenity

The proposed rear element of the extensions will not be viewed from the street aside from the western edge which would appear only from between the house and the dwelling to the west. The extension would blend with the host dwelling by virtue of matching materials and finish and overall, would be too obscure in its setting to have any detrimental impact on the character of the house or the street scene.

Neighbour amenity

The single-storey form of the addition with its flat roof formation would ensure that there would be no undue impression of dominance. In reaching this view, the distance of separation between the addition and the rear addition on the house at no.34 to the west and the substantial degree of boundary enclosure have been taken into account. The addition would cause some light loss to this neighbouring house and garden but this would be counterbalanced by the removal of the current two storey extension which will allow more higher angle sunlight and the use of white render to the surfaces of the addition which would serve to optimise ambient light. The absence of main habitable room side windows in no.34 will mean that this dwelling will not overall suffer any significant loss of light.

The absence of proposed side windows will prevent overlooking to the adjoining properties either side of the house at nos. 34 and 30.

The rear wall of the extension would align with that of the rear addition on the house at no. 30 to the east and therefore would not lead to loss of amenity for the purposes of this neighbouring property.

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 Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match
3. No side windows
4. Approved drawings 101 Revision b and 100 Revision a received 03/03/14:

Informative:

The Local Planning Authority has acted positively and proactively in determining this application. 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 letter(s) of representation? N

Case Officer: L Simmons Date: 28 March 2014

Authorised by: Jo Morin Date: 8 April 2014