Development Management - Delegated Officer Report

Application Number: AWDM/0639/19 Recommendation – APPROVE

Site: 6 Southview Road, Southwick

Proposal: Proposed single storey rear extension.

Date of site visit: 10th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey terraced dwelling within a street of similar properties on the east side of Southview Road. There is an existing out house building connected to a matching building at no. 4. This is to be part removed and a single storey flat roof addition is proposed 3 metres in depth. Consent would not normally be required for such development but this incorporates part of the outbuilding and constitutes a side addition for the purpose of permitted development.

The plans also show a loft conversion but this is identified as not forming part of this application and the single storey extension only is for assessment here.

Representations

1 email representation from the owner of no. 8 Southview Road. They would require the extension to have sliding doors to limit any obstruction from the access to the side of the property.

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 (February 2019)

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 and Residential Amenity

The extension is to the rear of the property; it is modest in scale being limited to 3 metres in depth. It is not considered that there will be any loss of light or overbearing impact and no windows are proposed on the side elevations and a condition is attached to insure that this will remain the case. The materials to be used will be render to match existing. Development Management Standards state that a single storey extension of this nature can be built up to 3.5 metres in depth without being considered to be detrimental.

The applicant has been advised of the requirement to not block the neighbours access with outward opening doors, the matter of rights of access in this case is covered by separate legislation and does not impact upon planning consent being granted in this case.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Hannah Barker Date: 11th June 2019

Authorised by: Peter Barnett Date: 11 June 2019