Development Management - Delegated Officer Report

Application Number: AWDM/0238/14 **Recommendation - Approve**

Site: **66 Highdown, Southwick, Brighton West Sussex, BN42 4QS**

Proposal: **Single storey rear extension (conservatory removed)**

Date of site visit: 5 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling located on the south side of Highdown. The land falls from north to south and the garden is at a lower level than the ground floor of the house. There is a conservatory and a dining room extension at the rear which open onto a large raised patio, with steps down to the garden.

The application is proposing to demolish the existing extensions and construct a single storey flat roofed extension across the rear. The extension will be 3m deep where it abuts the boundary with the attached dwelling (the same depth as existing), and steps out to 4m deep at a distance of 1.5m from the boundary (1m deeper than existing).

The existing raised patio will remain.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 amenity

The extension would be less glazed than the existing extension but would otherwise be very similar in appearance with a flat roof and brick and render walls. It would not have a harmful impact on the character of the building or its surroundings.

Residential amenity

The extension will have a similar impact on the attached neighbour as the existing conservatory. The height will increase by 0.2m but the projection into the garden will be the same. The neighbouring window enjoys a southern aspect and any additional light loss is not considered to be significant. An existing side window which faces towards the neighbour will be replaced with a blank wall and the overall impact is therefore not considered to be harmful.

To the east, the additional 1m depth of the extension will not cause harm to the neighbouring occupiers. There will be a separation of some 4m to the side of that property and there is an existing 2m high brick wall on the boundary which forms a reasonable screen to the additional length of the extension. A high level window is proposed to the side to prevent a loss of privacy.

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. Materials to match existing dwelling
3. Obscure glaze side window
4. No additional windows
5. Approved plans

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: Peter Barnett Date: 24 March 2014

Authorised by: Gary Peck Date: 25 March 2014