Expiry Date – 19/6

Development Control – Delegated Officer Report

Application Number: AWDM/0660/20 Recommendation – Grant

Site: 23 Upper Kingston Lane, Southwick

Proposal: **Proposed part two-storey, part single-storey rear (west) extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6, as per submitted photos

Site and Surroundings

This application relates to a semi detached house on the west side of Upper Kingston Lane. The house is on slightly higher ground than the detached house to the south with which it shares a drive. The house is unextended. It has a detached garage in the rear garden.

The house is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a 3.7 metre deep single storey extension across the full width of the rear elevation. A first floor addition is proposed across the half this width abutting the driveway.

Relevant Planning History

None.

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.

Neighbour amenity

No. 25, to the north, has a conservatory at ground floor approximately 3 metres in depth. The proposed extensions will not significantly harm light to the house or garden at 25. The first floor extension does not break a 45 degree angle with the mid point of their rear bedroom window.

No. 21, to the south, is the other side of the driveway. It has an angled single storey rear extension. This extension has windows in its flank wall to a bathroom and utility room. In the original side wall there is a bathroom window, WC and landing window at first floor together with a front bedroom window. There is a hall window at ground floor. The only habitable room window is at the front of the flank wall and will be unaffected by this addition.

At the end of the garden is 17 Mulberry Gardens, a chalet bungalow, with no first floor flank windows. The extension is more than 14 metres from this boundary.

Character

No other first floor rear extensions were visible along these rear elevations. However, it is on the rear elevation and will not be very visible in the public realm. It will not harm the overall character of this property or road.

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 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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 16.6.2020
Authorised and signed by:	Peter Barnett	Date: 17 June 2020