Development Management - Delegated Officer Report

Application Number: AWDM/1521/17 Recommendation – APPROVE

Site: 34 Oldfield Crescent, Southwick

Proposal: Demolition of existing conservatory and construction of rear part 2-storey and first floor extension.

Date of site visit: 20/11/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling within Oldfield Crescent near to Southwick Green. It has an integral garage with parapet roof, and an attractive front tile hung bay. There is a driveway to the front.

There is as existing a first floor addition set back behind the garage with a hipped roof, visible within the street scene. There is also a single storey rear addition, part brick, part glazed. Consent is sought to remove the glazed part of the single storey rear addition and retain the brick built part and construct a two storey/first floor addition to the rear of the dwelling. The extension is 3 metres in depth to match existing. It is the full width of the dwelling, 8.3 metres. The maximum height of the extension is 7.1 metres.

Representations

None received

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 amenity
The design of the proposed roof is awkward in appearance and results in a flat roof section. Due to the existing first floor addition behind the garage the

roof form has been altered from the original simple pyramid form. The northern section of roof follows the simplistic original roof form whilst the southern section accommodates the wider, existing addition. This section is rather disproportionate and gives rise to a section of flat roof. Yet overall it is considered to be subservient and is acceptable on balance. This design allows for the extension to be low in ridge height, there is not considered to be any obvious preferable alternative solution here. The design is justifiable here due to its limited impact upon the street scene. The awkward roof form is only viewed from the rear of the building. There would be glimpses from the street of the side addition behind the garage however, due to the set back, views would be limited.

The plans show materials proposed to match existing with brick at ground floor and render at first floor.

Residential amenity

The main dwellings affected are those either side of the site. Nos. 32 and 36 Oldfield Crescent. No. 32 to the north has some windows on the side elevation facing toward the application site, most of these appear to be secondary and obscurely glazed. There is a bedroom window within the roof space. This property also has a flat roof two storey rear addition, there are no side windows on the addition. It is not considered that the proposed extension will give rise to any unacceptable loss of light or overbearing impact in this case. There is already limited light to some of the side windows as a result of the main dwelling. The proposed extension does not have any side windows therefore no overlooking will result. A condition is attached to ensure that this remains the case on both sides.

To the south no. 36 has a side and rear ‘wrap around’ conservatory style extension with glazed roof. This is adjacent to the boundary. There are also some first floor secondary windows. The two storey section will be close to the boundary and adjacent to the side of the glazed addition at no. 36. It is however considered that any additional loss of light to this space would not justify a refusal here. Being to the side and already limited in outlook and light due to adjacent fence and neighbouring building the proposed extension would not give rise to a significantly detrimental impact. The occupiers of the neighbouring property will still have their main aspect to the rear/west. The proposed extension will not extend beyond the adjacent conservatory.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on north or south elevations

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: 21st November 2017

Authorised by: Peter Barnett Date: 21 November 2017