Expiry Date – 15/5, ppa to 12/6

Development Control – Delegated Officer Report

Application Number: AWDM/0524/20 Recommendation – Grant

Site: 43 Kingston Lane, Southwick

Proposal: **Proposed single-storey side extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Via streetview/applicant's photos

Site and Surroundings

This application relates to a semi detached two storey house on the east side of Kingston Lane. The property has its front door in the side wall which is set off the shared boundary with No. 45 by 2.3 metres, according to the submission.

The property has been extended at ground floor rear.

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

Proposal

Planning permission is sought to add a single storey side extension which is set back from the front of the property by 2.7 metres. It runs the remaining length of the side wall including the rear extension and sits off the common boundary by 600mm. It is flat roofed to a height of 2.9 metres. Also proposed is a mock pitched roofed open porch at the front supported on oak posts. This is 1.35 metres deep and set back from the front wall by the same amount. This has a maximum height of 3.5 metres.

Relevant Planning History

AWDM/1076/16 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.5m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.8m. No Prior Approval Required 19.8.16

Consultations

None undertaken.

Representations

Letter from No. 41 summarised as follows:

Extensions built together in 2017 to the same depth and height. Any damage caused to No. 41's extension through the course of this work will be rectified at the applicant's expense. Inspection of No. 41 before works start requested.

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.

Character

The extension is set back from the front of the house by over 1 metre. Permitted development exists for side extensions of this scale. This one needs permission because the rear of it extends off the side wall of the rear extension.

It will not be harmful to the appearance of the house or to the wider streetscene.

Neighbour amenity

The side extension is modest in scale and sits 600mm off the shared boundary with No. 45. No. 45, a bungalow, is set off the boundary by a similar amount. There are 4 windows in the side of No. 45. Those in the original side wall, believed to be a hall, bathroom and kitchen windows, face that part of the extension that would be PD if the entire development did not extend off the side of the rear extension. The rear window at No.45 is believed to be secondary as they have a rear extension. This will face the proposed utility window.

It is not considered that significant harm will be caused by this extension.

A utility room window in the side elevation is conditioned to be obscurely glazed and non opening below 1.7 metres to protect neighbour privacy.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*

4. *No side windows*
5. *Utility side window obscure and non opening below 1.7 metres*

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: 11.6.2020
Authorised and signed by:	Peter Barnett	Date: 11 June 2020