Development Management – Delegated Officer Report

Application Number: AWDM/0351/23 **Recommendation: Approve**

Site: **10 Mile Oak Crescent, Southwick**

Proposal: **Proposed ground floor rear extension**

Date of Site Visit: 29 March 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi-detached house with a two storey outrigger and a recessed area adjacent to the boundary with the attached house to the west. There is a conservatory within the recessed area at present and this is to be removed to accommodate the proposed ground floor extension which will also wraparound the end of the outrigger and project outwards into the garden by 3m. Measured from the recessed rear wall the extension will be 6.5m deep.

It is proposed to have a pitched, tiled roof with end gable and rooflights on both slopes.

Planning History:

None

Consultations:

None

Representations

None

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 (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Being at the rear the extension will have minimal visual impact. It is of an appropriate scale and design and is in keeping with the existing house.

Residential amenity

The most affected neighbour is the attached house to the west. That property has its own conservatory within their recessed area and the proposed extension will therefore project approximately 3m beyond the conservatory, within the acceptable limit as set out in the Council's guidance. There is also a short length of raised fence on the boundary at that point to further reduce any impact.

The house to the east is on slightly lower ground and is separated by a pair of driveways and a fence from the extension and is not adversely affected.

The rooflights are high level and will not enable views towards neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows

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: 3 April 2023

Authorised by: Gary Peck Date: 3 April 2023