Development Management - Delegated Officer Report

Application Number: AWDM/0951/20 Recommendation – APPROVE

Site: 36 Eastbank, Southwick

Proposal: Single storey side/rear extension (amendment to approved AWDM/1271/19)

Date of site visit: Carried out using previous photos and assessment

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Consent was granted in September 2019 for a single storey side extension to the northern side of 36 Eastbank a bungalow at the eastern end of Eastbank, a cul-de-sac of bungalows. (AWDM/1271/19) Due to the angle of the boundary the front part of the extension was narrower than the rear. A gap of 1.2 metres was shown as being retained along the length of the extension. The application site has already been extended to the rear with a flat roofed extension and conservatory. There is additionally an outbuilding in the north eastern corner of the garden (granted permission in 2013) and a large garage to the south of the property which was granted a Certificate of Lawful Development in 2013: following an enforcement investigation, it has been established, again that the building is permitted development.

Consent is sought here to amend the permitted extension instead of an angled extension narrower to the front increasing to the rear, the proposed plans show the extension in three widths narrow to the front increasing in width and increasing further to the rear, removing the angled side elevation. The front and rear width of the extension remains as previously permitted. As consent has already been granted for a side extension consideration is given here to any additional impact which may occur as a result of the amendment only.

Relevant Planning History

Loft conversion with part-hipped/gabled rear roof extension over existing flat roof, part front gable and side dormers (ADC/220/09) Consent not implemented.

Retention of detached rear garden building in north east corner (revised proposal showing one window removed, another obscurely glazed and the partially constructed raised desk removed) (AWDM/1247/12) granted permission in 2013

Certificate of lawful development for proposed detached double garage in rear garden (existing garage removed) (AWDM/1347/13) Certificate approved in 2013

Representations

None received

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 (February 2019)

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 previous proposal was not considered to have any detrimental impact upon the street scene or surrounding area. It will not be clearly visible within the street scene, the changes to the design will not alter this view and there will be no adverse impact.

Residential amenity

As previously considered the neighbouring property to the north is the only property directly affected and the assessment was that there would be no impact in this case as the adjacent dwelling is at higher ground level. In this case as amended there is not considered to be any change to this impact and the proximity to the boundary remains the same. There are no windows on the side elevation as previously was the case. The property to south is unaffected as the extension is on the northern side of the building. The property to the east will be in excess of 20 metres away.

Windows are proposed on the side of the extension, as was the case with the previous consent. It was considered at this time that there was no concern with such openings and that this did not differ greatly from the existing situation. In the amended scheme there is also a roof light proposed in the proposed extension. Roof lights were proposed on the previous scheme too.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 30th July 2020

Authorised by: Peter Barnett Date: 31 July 2020