Development Management - Delegated Officer Report

Application Number: AWDM/1045/17 Recommendation – Approve

Site: 29 Croft Avenue, Southwick

Proposal: Two-storey side extension to west elevation.

Date of site visit: 14 July 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached house on the north side of Croft Avenue. It is set back slightly behind its neighbour to the west, No. 27. It is proposed to construct a two storey extension to the west side measuring 1.8m wide and 8.4m long, set back from the front wall of the house by 0.9m. It will have a hipped roof around a central area of flat roof which will not be visible from the street. A 1m gap to the boundary will be retained.

Relevant site history

SW/90/05 - Two-Storey West Side Extension – refused for the following reason:

> The proposed side extension does not relate sympathetically to the design of the existing dwelling and,by reason of its proximity to the boundary, would represent an unduly cramped and visually obtrusive form of development out of keeping with, and detrimental to, the character and appearance of the surrounding area. The proposed development therefore conflicts with policies AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan 2001-16.

At that time, the proposed extension measured 2.97m wide and would have been sited directly on the boundary with No.27, contrary to the advice in DC Standard No.3 that a 1m gap to the side boundary should be retained. The extension was also not set back from the front and had the same ridge height as the original house.

Consultations

None

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 dwellings in Croft Avenue are large within spacious plots and generally undeveloped to the front and side elevations. The proposal would introduce an extension to the side of the building which has a narrow form and which would appear slightly incongruous. However, it will be set back from the front of the building and with a lower roof, while also maintaining a 1m gap to the side boundary. On balance, it is not considered that it will cause serious visual harm to the street scene.

Residential amenity

No.27 has a number of side openings facing the side of No.29. However, these are secondary or obscure glazed and, while some loss of light will occur, it is not considered that the occupants will suffer a serious loss of amenity.

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: Peter Barnett Date: 4 August 2017

Authorised by: Gary Peck Date: 7 August 2017