Development Control – Delegated Officer Report

Application Number: AWDM/0390/14 **Recommendation – Approve**

Site: **47 Southwick Street**

Proposal: **Single storey rear extensions**

Date of site visit: 4.6.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for:

- Single storey flat roof rear extension to north, with steps to measure (at max) 4 metres in height, 5.1 metres in length, and 3.7 metres in width
- Single storey flat roof rear extension to south, to measure (at max) 4 metres in height, 1.7 metres in length, and 2.4 metres in width

The application property is a large semi- detached two-storey villa building with established trees in the front garden. The building has been subdivided into flats. External shutters are on the frontage of the building.

The surrounding area is an inner residential suburb of Southwick, close to the Community Centre.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extensions are modest in their scale and proportionate to the rest of the building.

The flat roofs are disappointing but the extensions would not be visible from public vantage point, and will be built of matching exterior materials.

Insufficient visual harm would arise from this proposal, notwithstanding the flat roofs.

Residential amenity

The extension to the south is physically removed from the fenestration of the neighbouring buildings so as to avoid harm onto the amenities of their occupiers.

The extension to the north would protrude slightly beyond the adjoining neighbour's own rear extension. However the projection is marginal (some 500mm) and would not result in harm, overbearing or overshadowing to the rear windows of the adjoining building.

The absence of windows/openings in the flank facing the boundary shared with this neighbour ensures neither unacceptable loss of privacy or overlooking would occur.

The steps are angled away from the shared boundary, so avoiding undue noise and disturbance from arising.

Recommendation

APPROVE

Subject to Conditions:-

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

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 4-6-2014

Authorised by: Peter Barnett Date: 4 June 2014