Expiry Date - 09/02/2022

Development Management – Delegated Officer Report

Application Number: AWDM/2259/21 Recommendation – Approve

Site: 11 Oldfield Crescent Southwick West Sussex BN42 4GA

Proposal: Proposed conversion of existing garage to a habitable Room including raising of the roof and extension to front of garage to form new garage

Date of site visit: 13/01/2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi detached 1930's two storey house on the east side of the road. It has a garage extension on its south side set back in the plot and running along the shared boundary with No.15.

Proposal

Planning permission is sought to raise the flat roof ridge of the existing structure by approx 600mm and convert the room to a utility space. A further extension to the front of the structure would provide a replacement garage, at a depth of approx 7 m to a width of approx 3.2m, to be built of materials to match the existing.

Relevant Planning History

SW/13/04/TP/21035 - single storey rear extension - Full Permission- approved 22.05.2006

Consultations None undertaken.

Representations

The neighbouring occupier at no.15 raises the following concerns:

- The ground level at no.15 is lower than no.9.
- The increased height to the existing structure and new garage is considered to block light and a view from habitable space

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021

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.

Neighbour amenity

The concerns of the occupants at no.15 are noted.The officers note no.15 is served by a rear conservatory at some distance from the shared boundary. Officers also note the orientation of the conservatory is away from the boundary by virtue of its layout and construction, with principal views towards its own garden. The garage at No.11 is to the north and the increased height will not affect sunlight to the conservatory. Therefore It is not considered that significant harm will result to the detriment of no.15.

Character

The roof design is in keeping with this detached property, and is nothing out of the ordinary in the street scene. The new flat roof will not significantly harm local character. The raised flat roof to the retained structure is away from the public realm and not untypical within the street scene.

Recommendation APPROVE subject to the following conditions:

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

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: Stuart Corbey Date: 20/1/22

Authorised and signed by: Peter Barnett Date: 20/1/22