Expiry Date - 28/04/2023

Development Management – Delegated Officer Report

Application Number: AWDM/0220/23 Recommendation – APPROVE

Site: 67 Southwick Street Southwick West Sussex BN42 4TL

Proposal: Single storey rear extension

Date of site visit: 11/04/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Site notice posted on 23/02/2023. Publication in the Lancing and Shoreham Heralds on 02/03/2023.

Site and Surroundings:

The application property is situated on the west side of Southwick Street within a residential area. The property is a two-storey detached household comprising a mix of facing brick, render, and tile hung elevations with a plain tiled gable roof. The property is set back a short distance from the public realm behind a block pave driveway. The rear of the property comprises a single-storey lean-to projecting from the west (rear) and marginally from the north (side) elevations, a raised decking area with pergola and garden furniture, along with a grass area to rear. The south (side) elevation also exhibits single-storey projections.

Properties in the surrounding area are diverse in form with differing plot sizes, orientations and design. The application property is located within Southwick Conservation Area, along the eastern edge.

Proposal:

Permission is sought for a single-storey rear extension with mono pitch roof comprising matching materials to the existing dwelling.

The extension would be attached to and extend southward from the existing aforementioned lean-to which is identical in height, depth, and design to what is being proposed. The proposed extension would measure approximately 3.35m deep, 3.45m wide, and 3.8m at peak height, sloping to 2.3m at eaves height.

Opening are proposed to the west (rear) and south (side) elevations. There would also be 2No. roof lights.

Representations: None received.

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Consultations:

Adur District Conservation Advisory Group: No objection.

Relevant Planning History:

No planning history at the application property.

Planning permission granted at the neighbouring property to the north at No.69 Southwick Street for a first floor extension to rear under SW/16/82/TP/4117, decision issued 27/04/1982.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
Southwick Conservation Area Character Appraisal and Management Strategy
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and Conservation Area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The works proposed would not detrimentally impact the street scene by virtue of its positioning to the rear of the property and therefore out of visual point to the public realm. The proportion and design of the extension would be sympathetic to the existing character of the house, in-particular the existing lean-to which is of a near-identical form; the proposed rear extension would harmonise with this feature.

Although the application property is located within Southwick Conservation Area, properties north of No. 57 do not possess the same special character as the rest of the Conservation Area. Coupled with the modest nature of the proposed extension, it is therefore considered that it would not be harmful to the setting of the Conservation Area and surrounding area. The proposed scale, massing, and form of the development is considered acceptable when read within the context of the area.

Residential Amenity

Of note is the application property's irregular shape which exhibits single-storey projections to some degree to the rear and flank walls. The existing lean-to to rear has a slightly awkward appearance and shape, spilling over the principal side (north) elevation towards the neighbour at No. 69. As previously mentioned, the proposed extension would project southward from this feature and no additional depth or height is being proposed to what already exists. There would therefore be no impact to the neighbour to this direction.

Although the extension would project southward towards No. 65, it would not extend the entire width of the house so the gap to this neighbour would not be compromised. The extension would not result in unacceptable impact to this neighbour by virtue of its modest scale and massing.

The openings proposed would be orientated in the direction of already established openings at a good distance to neighbours. Thus, no unneighbourly overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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: Jason Albon Date: 27.04.2023

Authorised by: Peter Barnett Date: 27 April 2023