Development Control – Delegated Officer Report

Application Number: AWDM/0739/20 Recommendation APPROVE

Site: 18 Green Field Close, Southwick, BN42 4TQ

Proposal: Single storey rear extension to north elevation

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling situated on the north side of Green Field Close. The south side of the close and the cul-de-sac end all comprise bungalows. The two storey houses have similar design attributes and have a similar materials pallete.

Proposal

The application seeks permission to provide a single storey flat roof rear extension, to extend to the same depth as the adjoining semi. The extension will measure approx. 3m in depth x 6m wide x 3m high

Relevant Planning History: None.

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The flat roof single storey rear extension will go across the full width of the dwelling and will be of the same depth as the attached neighbouring property (approx. 3m).

The neighbouring properties to the east side onto the application site; and there are some garage buildings positioned to the side of no. 18 to the front of the proposed extension; there is a gap between the properties to the side (11 & 13 Roman Road), but that gap contains a garage, and this garage obscures views to the rear of the application site. Therefore, the extension will not be readily viewed from the street scene either from Green Field Close or Roman Road.

Residential Amenity

The properties that could be affected by the proposal are the adjoining neighbour no. 17 Green Field Close together with the properties to the side which abut the site, namely no.'s 11 & 13 Roman Road.

As the extension will not protrude further than the extension at no. 17 Green Field Close, there will be no loss of residential amenity to that property.

No.'s 11 & 13 Roman Road, side onto the application site and are positioned some 12m distant from the side wall of the extension; no.'s 15 & 15A Roman Road adjoins the application site, this property is used as 2no. flats. This property has a two storey side extension which abuts the rear of the application site, and next to the extension is a boundary wall. It is not considered that there will be a material loss of residential amenity to these properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 31.07.2020

Authorised by: Peter Barnett Date: 4 August 2020