Development Management - Delegated Officer Report

Application Number: AWDM/0592/20 Recommendation – APPROVE

Site: 52 Milton Drive, Southwick, Brighton

Proposal: Single storey rear extension to replace existing conservatory.

Date of site visit: no visit, photographs submitted by agent.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the east side of Milton Drive in the built up area of Southwick. The property has a driveway to the side a shed to the rear boundary and a rear conservatory. Consent is sought to remove the existing conservatory and replace with a single storey extension of flat roof design in brick to match the existing bungalow. The extension will be slightly set in from the boundary almost the full width of the dwelling. It is proposed at 4 metres in depth. It will provide an open plan kitchen/dining room.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 extension is to the rear of the property and is therefore not visible within the street scene. It is subservient in scale with the existing dwelling with materials to match existing.

Residential amenity

The main property to be affected in this case is the attached bungalow to the north no. 50 Milton Drive. This has an existing conservatory adjacent to the boundary with high level obscured windows adjacent to the boundary. There is a 1.8 metre close boarded boundary fence. The proposed extension will be of solid construction and will be greater in depth than both the existing conservatory at no. 52 and the adjacent conservatory. Development Management Standards state that an extension adjacent to the boundary of an attached dwelling should not exceed 3.5 metres in depth. This proposal is 4 metres. It is considered that as the adjacent property has been extended that this additional 0.5 metres in depth is acceptable. There will be some loss of light to the side of the neighbouring conservatory where there is existing glazing however the main aspect and light to this space is to the rear/east and therefore this is not a significant impact and not such to warrant a refusal in this case.

There will be no adverse impact upon the dwelling to the south due to the distance between the dwellings, there is a driveway to the side of no. 52. Similarly the dwelling to the rear will not be detrimentally impacted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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: Hannah Barker Date: 16th May 2020

Authorised by: Peter Barnett Date: 18 May 2020