Development Management - Delegated Officer Report

Application Number: AWDM/0029/18 Recommendation – APPROVE

Site: 3 The Green, Southwick, Brighton, West Sussex

Proposal: Single storey extension to north west corner of existing dwelling.

Date of site visit: 22nd January 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached, unique building of character with attractive architectural features. It is very prominent due to its position on the corner and the spacing that occurs within the plot and surrounding area. It is to the south end of Southwick Green and within the Conservation Area.

The building appears to have been altered and extended with dormer roof extensions and on the western side a flat roof, two storey addition.

Consent is sought to add a single storey flat roof extension to the western side of the building in front of the existing two storey flat roof addition. This area is currently enclosed by close boarded fencing and used as a decked, garden area. The proposed extension will give rise to the removal of this fence. The front elevation of the proposed extension will form part of the property frontage with a flint wall adjoining the side of the extension and linking to an existing side wooden gate and the existing side flint wall. The gate will be reduced in height to relate to the height of the new flint wall and the existing trellis which is above the side flint wall is shown on the plans to be removed.

The extension is 3.9 metres wide and 2.2 metres in depth. It has a flat roof with a lantern proposed. The lantern is slim in profile and the drawings show it to sit just above the flat roof. A decorative fascia is also shown as part of the design, with matching sliding sash windows and render shown.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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 setting within the Conservation Area.

Visual amenity and Impact upon the character and appearance of the existing building and street scene.

As stated above the site is highly prominent both within the surrounding wider Conservation Area and the area directly adjacent. Although the building has architectural and historic character and is overall an attractive building contributing positively to the Conservation Area, the side, flat roof additions are unfortunate and unsympathetic. The single storey flat roof addition will be positioned to the front of these former additions and it is considered that it will complement the building by creating a simple, crisp addition which does not detract from the main character of the building whilst tying in and enhancing the appearance of the western side of the building. The matching sliding sashes and decorative fascia detailing also gives rise to a sympathetic addition to the building. The removal of the close boarded fence and construction of the proposed flint wall are also benefits of this proposal. Details of the method of construction and finish of the flint work are required to be submitted to and approved by the Local Planning Authority to ensure a high standard of finish within the Conservation Area.

It is considered that the proposed extension preserves and enhances the character and appearance of the Conservation Area in this case. It therefore complies with Policies 15 and 17 of the Adur Local Plan 2017.

Residential amenity

Due to the unique siting of the building, spacious plot and the position of the extension, the proposal will have no detrimental impact upon the occupiers of the adjacent dwellings. The extension is screened from the dwellings to the east by the main dwelling. To the north is The Green, to the west is Waterdyke Avenue, with a block of flats Esmere House to the west. This building is on the other side of the road and as the extension is of single storey height and enclosed within the site it will not result in any adverse impact with regards to loss of light, outlook or privacy. The extension will not be visible from the properties to the rear of the site due to the presence of the existing building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing including timber sliding sash windows and render.
4. The roof lantern on the roof of the extension hereby approved shall be slim in profile in accordance with the approved plans. Any change in design, scale or height will require formal written consent from the Local Planning Authority.
5. Details of flint wall prior to commencement of works, works shall be carried out in accordance with such details.

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: 19th February 2018

Authorised by: Peter Barnett Date: 19 February 2018