Expiry Date: 21/03/2022

Development Management – Delegated Officer Report

Application Number: AWDM/2308/21 Recommendation – APPROVE

Site: 1 The Barn, The Green, Southwick

Proposal: Proposed single storey rear extension

Date of site visit: 02 Feb 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** Converted Barn into residential units. The dwelling is served by a modest plot and outbuilding and rear boundary garaging.
- **Character:** Residential
- **Site Levels:** Flat

The site is in the Southwick Green conservation area but it is not a listed building.

Proposal

The application proposes:

- A single storey extension to the rear measuring 3.3m deep by 4.7m wide a low pitch zinc roof of approximately 3.1m high to an eaves height of 2.4m.
- The extension would be finished in bricks to match the existing house and would have timber French doors and side sash windows to the rear.

Relevant Planning History:

None relevant

Consultations:

ADCAG: Approve

The Council Heritage Consultee raises the following comments:

- With some drawing amendments the extension is reading more as a modern addition
- The adoption of the 'long and shortwork' brickwork around window and door openings and on corners of the extension will allow the flintwork face to bond with the brickwork.

- The south elevation is now compatible with the west and a flashing detail has appeared along the joint at the top of the roof to the existing wall
- The proposal is now acceptable in heritage design terms

Representations:

None received

Relevant Planning Policies

- Adur Local Plan 2017 Policies 1, 2, 3, 15, 16 and 17 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
- National Planning Policy Framework (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity & impact on The Conservation Area

The extension is largely to the rear and will not be hugely visible between the houses.

The proposal is subsidiary in form and scale and would be finished in sensitive materials not to adversely impact on the character of the property. The proposal by virtue of its location would not impact on the visual amenities of the Conservation Area as a result of this application.

The Councils Heritage Consultee raised initial comments based on the substandard design detail on the plans allowing for a poor relationship between the new addition and existing building. As a consequence:

- With some drawing amendments the extension is reading more as a modern addition
- The adoption of the 'long and shortwork' brickwork around window and door openings and on corners of the extension will allow the flintwork face to bond with the brickwork.
- The south elevation is now compatible with the west and a flashing detail has appeared along the joint at the top of the roof to the existing wall

As a result the proposal is now acceptable in heritage design terms, officers agree the improvements to the design and establishing the window detail allows for a modern addition to the dwelling by enhancing the character of the dwelling without detracting from the setting of the Conservation Area.

Residential Amenity

The most affected property is the adjoining neighbour No.2 the Barn. It is separated by a 1.8m high wall and hedge boundary. Also no.71 The Green adjoins the dwellings southern elevation.

The extension has been reduced in width to cater with an external drain.

The depth of approx. 3m is also consistent with other recent planning approvals in the area for single storey extensions. At this depth and height, the extension would not be considered overbearing or oppressive to the neighbour. There are no openings proposed to the north side of the extension and no overlooking or loss of privacy would occur.

In regard to no71 The Green, there is one single obscure glazed window at ground floor level abutting the site. Due to the nature of the window the proposal is not considered to impact on this opening, all other opening serving the ground floor of no71 lie on the southern side of the dwelling beyond a boundary wall separating both properties.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Prescribed materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Stuart Corbey Date: 15/03/2022

Authorised by: Peter Barnett Date: 16 March 2022