Development Management – Delegated Officer Report

Application Number: AWDM/1525/22 Recommendation – Approve

Site: 49 Southview Road, Southwick

Proposal: Rear and side single storey extensions

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/10/22

Proposal, Site and Surroundings

This application relates to a Victorian semi detached house on the west side of Southview Road. It has a deep 2 storey outrigger paired with its neighbour which is not full width and sits off the shared boundary with No.51 to the north. It also has a flat roofed ground floor extension on the boundary with No. 47. No. 51 is a detached bungalow which largely sits well off the common boundary where the extension is proposed.

Planning permission was granted last year to replace the ground floor rear extension and to wrap a new extension around the outrigger to within 800mm of the north boundary with No. 51 (AWDM/1768/21). It would not meet the back of the main dwelling. It would be flat roofed to a height of 2.83 metres with roof lanterns. In an approval earlier in that year the extension was not as wide but it did attach to the main rear wall of the dwelling. The permission also included a further lean to addition with a poly carbonate mono pitched roof up to the boundary with No. 51, 2.2 metres high to eaves and 2.7 metres to ridge (AWDM/0276/21).

This application seeks to further amend the proposal by increasing the depth of the extension off the outrigger by an additional 1m so that it would project 3.5m beyond the rear. The current extension projects by 2.5m.

Relevant Planning History

AWDM/1768/21 - Single storey rear and side extensions. (Amended resubmission of previously approved AWDM/0276/21) - approved

AWDM/0276/21 - Single storey rear and side extensions. Granted 1/4/21

SW31/82 – Vehicle access. Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: 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

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity

The extension is at the rear of the property. Wider than the original side wall it is still set back from the road by 14 metres and behind a side lean to addition. It will not be harmful to character.

Neighbour amenity

No. 51, to the north has an outbuilding on the shared boundary for the first 4 metres of the extension and otherwise the boundary is defined by a typical 1.8 metre high panel fence. No. 51 itself is set well away from the common boundary. The extension will have no greater impact than the previous approval.

No. 47 to the south will be more affected as the depth of the extension on the boundary is increasing by 1m. However, that property has its own, shorter, rear extension on the boundary while the depth of the proposed extension at 3.5m accords with the Council's guidance on residential extensions. Being to the north, no loss of sunlight will occur. The impact is considered to be acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

Informative

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 any representations? No.

Case Officer signed: Peter Barnett Date: 12 October 2022

Authorised and signed by: Gary Peck Date: 12 October 2022