Development Management – Delegated Officer Report

Application Number: AWDM/2013/22 Recommendation – APPROVE

Site: 21 Cromleigh Way, Southwick, BN42 4WG

Proposal: Single storey rear extension and associated landscaping works

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is situated on the north side of Cromleigh Way and is a semi-detached bungalow on land which is higher than the pavement. Steps lead up from the pavement to the front door, and most of the front amenity land has been dug out in order to provide level parking. Many of the neighbouring properties have also provided parking in this manner. The bungalow has a small front dormer and a larger rear dormer, plus a conservatory type extension to the rear. The rear garden is higher land than the dwelling.

The street comprises semi-detached bungalows on this side of the road, and two storey semi-detached on the other side. Many of the properties within the street have roof extensions, and/or rear extensions.

The Proposal:

The application seeks permission to provide:-

- single storey mono-pitched roof rear extension, measuring approx. 6.9m wide x 3.4m deep x 3.5m high;
- Landscaping works behind proposed extension to involve removal of earth for a level patio area directly behind new extension, and a step up to a semi-circular hardstanding area, and steps up to the rear garden;
- Retaining walls, and new internal fencing.
- New window in north east elevation of existing bungalow

Consultations: None

Representations: None received

Relevant Planning History:

AWDM/0557/21 Extension to front dormer window.

Approved 13.05.2021

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The works proposed will be to the rear, and thereby will not be readily viewed from the street. Further, the depth of the extension will be in accordance with the Adur SPG for 'Extensions and Alterations to Dwellings', and thereby is considered to be an acceptable extension which would not result in any material loss of existing residential or visual amenities to the neighbouring properties.

The rear garden is on higher land than the dwelling, which thereby limits it use, therefore to remove soil to create a hardsurface area in the manner shown, will be acceptable, and to provide steps and retaining walls would also be appropriate in order to assist access into the garden. The amount of landscaping will not intrude onto the neighbouring properties in any material manner, and many of the neighbouring properties have levelled their gardens in a similar manner.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.02.2023

Authorised by: Peter Barnett Date: 10 February 2023