Development Control – Delegated Officer Report

Application Number: AWDM/1690/18 Recommendation – APPROVE

Site: 66 The Crescent, Southwick, BN42 4LA

Proposal: Single storey rear extension with flat roof, rooflights and bifold doors. Single storey side extension with monopitched tiled roof.
Revision to previously approved AWDM/1690/18

Date of site visit: 06.12.2018 - 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 application relates to 2 storey 1930's style semi-detached dwelling on the south side of The Crescent. There is an existing vehicular access and a shed onto the side boundary with no. 64, and separated from the host dwelling by approx. 1m. A further shed is sited directly behind the front shed.

There is an existing single storey conservatory type rear extension plus a small mono pitched roof rear extension. As the land is lower at the rear, there is a section of raised decking. Further to the rear of the garden area is a detached flat roof garden building

No. 64 has undertaken a subservient two storey side extension with a hipped roof, i.e. the front elevation and roof is slightly stepped back from the host dwelling and the ridge of the roof is slightly lower than the main ridge.

No. 68 has a large rear conservatory with a high, solid brick wall to the boundary with the application site

No. 70 has undertaken a two storey side extension also, but has a flat roof.

There are other examples of side extensions within the street, some are two storey with and without pitched roofs; others have single storey side extensions

Proposal:

The application seeks permission for a single storey side extension with a mono pitched roof together with a single storey flat roof extension across the full width of the rear elevation and across the back of the proposed side extension, making it an 'L' shaped extension.

The side extension will be approx. 2.3m wide x 7.9m long x 3.7m high. The rear extension will be approx. 4.5m x 8.6m wide x 2.7m high, and then there

are steps leading to the garden. Both the length and depth of the rear extension will include the continuation of the side extension.

The side of the proposed extensions will be positioned approx. 1m off of the boundary with no. 64.

The single storey side extension is a revision to the previous approval which was for a two storey side extension.

Consultations: None

Representations: None received

Relevant Planning History:

AWDM/1106/15 Demolition of existing wooden summerhouse and construction of single storey out-building to accommodate bedroom and bathroom facilities for an au pair. **Approved 03.11.2015**

AWDM/0452/18 Application for a Lawful Development Certificate for proposed single storey rear extension, hip to gable roof extension, rear dormer and front roof lights. **Issued 10.05.2018**

AWDM/1690/18 Demolition of existing sun room and kitchen extension and construction of single storey rear extension and two storey side extension. **Approved 17.01.2019**

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment
There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

Visual & Residential Amenities

The dwelling is circa 1930's with a hipped roof. The single storey side extension will be stepped back slightly from the front elevation thereby appearing as a neutral addition to the existing design of the dwelling. It is not considered that it will be out of character with the street scene, which itself comprises many changes to the original dwellings, not least the flat roof two storey extension at no. 70. There will also be an approx. 1m gap from the side of the extension to the boundary which will serve as a visual break between the application site and its neighbour at no. 64. There will be a door and a shower room window on the side elevation, but because of the break, the mutual boundary and a further gap to the side elevation of no. 64's side

extension, it is considered that there will be no unacceptable harm resulting to no. 64, and no material loss of residential amenities to that property either.

The rear extension would be sited close to the boundary with no. 68, which largely relates to the high brick wall relating to the side of the conservatory on that property. However, as the proposed rear extension will be approx. 600mm longer than the neighbouring conservatory, it would not be unreasonable that a condition be applied to any approval limiting the installation of a window on the side elevation of the extension.

APPROVE subject to the following condition(s)

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

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 31.03.2022

Authorised by: Peter Barnett Date: 31 March 2022