Development Management - Delegated Officer Report

Application Number: AWDM/0146/19 Recommendation – APPROVE

Site: 6 Park Way, Southwick

Proposal: Single storey rear extension

Date of site visit: 25th February 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. As existing there is a small conservatory to the rear of the bungalow. Consent is sought to remove the bungalow and build a larger flat roof rear extension with roof lantern. The extension is 4.2 metres in depth and is nearly the width of the bungalow, set in from either side.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 surroundings.

Visual amenity

The extension is to the rear of the bungalow, it is not visible within the street scene. Extensions such as this are commonplace within such a residential area, it would not be out of keeping or detrimental to the character of the locality. The extension is not overly large, it is considered subservient to the main dwelling. Materials will be conditioned to match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow to the north has a rear conservatory close to the boundary with a solid brick side wall. The proposed extension will project beyond this. However in the light of the Council's Development Management Standards stating that an extension could be built up to the boundary of an attached dwelling where no extension exists up to 3.5 metres in depth, in this case where there in an extension a depth of 4.2 metres can be supported. A condition is attached to ensure that there will be no openings on either side of the extension. So no overlooking will occur.

To the south the neighbouring bungalow has not been extended at ground floor, the nearest rear window is well set in from the boundary and there is spacing between the properties with small lean to additions. In the light of this and the above DM standard an extension of this depth is considered acceptable here.

The proposed plans show some internal changes to the bungalow with side windows altered and added and the removal of the small side lean to. The changes to the windows will not result in any additional overlooking than already exists in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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: 5th March 2019

Authorised by: Peter Barnett Date: 5 March 2019