Development Management - Delegated Officer Report

Application Number: AWDM/0527/21 Recommendation – APPROVE

Site: 44 Cromleigh Way, Southwick, BN42 4WG

Proposal: Single storey rear extension with roof lantern

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two-storey semi-detached dwelling, located on a bend, on the south side of Cromleigh Way, Southwick, and appears to be the last property relating to Cromleigh Way in the street, as its neighbouring property is no. 137 Downsway. The property backs onto Cromleigh Recreation Ground, which has a vehicular access around it. This access lies directly to the rear of the residential properties on the south side of Cromleigh Way and appears to be the access to the garages constructed in the rear gardens of the dwellings.

The property has an existing conservatory extension, and some 10m of the rear garden is an outbuilding which is situated close to the rear access road. The land appears to be all hardsurfaced. There is a fence across the rear of the property, abutting the vehicular access at the rear.

Proposal:

The application seeks permission to provide a flat roof rear extension measuring approx. 6.5m wide x 5m deep x 3m high plus a further approx. 500mm to the top of the roof lantern.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

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 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 surrounding area.

Visual & Residential Amenity

The overall length of the site is some 32m. The front garden and the house (excluding extensions), occupy some 13.5m in depth; plus the proposed extension of 5m making that depth approx. 18.5m in total; from the front elevation of the rear outbuilding to the rear boundary of the site, the distance is some 9.5m in depth; this thereby leaves only approx. 4m depth of amenity space remaining on the site. This would not normally be acceptable, however taken in context with its neighbouring properties, it would seem that this reduction in rear amenity space is a repeated pattern within the locality. The proposal will thereby not be out of character with the street scene.

The depth of the extension exceeds the recommended 3.5m as set out in the Council's DM Standard. However, the neighbouring property no. 42 has a rear extension which is approx. 3.5m deep thereby the proposed extension will be approx. 1.5m deeper than its neighbours, and that increase is not considered to have a material impact on the neighbouring property's existing residential or visual amenities.

The other neighbouring property to the application site is no. 137 Downsway, which sits forward from no. 44 and at an angle from it; plus there is a separation between the properties, thereby the proposal is not considered to result in any material harm to that properties either by way of loss of residential or visual amenities.

Recommendation:

Approve:
Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.05.2021

Authorised by: Peter Barnett Date: 12 May 2021