Expiry Date – 4/7

Development Control – Delegated Officer Report

Application Number: AWDM/0733/19 Recommendation – Grant

Site: **85 The Crescent, Southwick**

Proposal: **Application for Variation of Condition 1 of approved AWDM/1106/18 (Single storey side extension and front porch) to increase the pitch of the roof of the side extension and addition of rooflight to front.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.9.18 and 5.6.19

Site and Surroundings

This application relates to a 1920's semi detached house on the north side of The Crescent at its junction with Park Way. The property is angled to face the crossroads junction in common with the three other paired corners.

The property is not in a conservation area and is not listed.

It has been extended at single storey level to the rear and has a wrap around roof extension. It sits on slightly higher ground than its neighbour to the west, No. 83.

Proposal

Planning permission was granted last year for a single storey side extension and front porch. This application seeks approval for a different, higher roof form to the side extension. As approved the extension has a shallow pitched roof with an eaves height of 2.8 metres and a ridge height of 3.8 metres. The revised plan shows a roof with the same eaves height but hipped away from No. 83's boundary and with a ridge height of 4.5 metres. A front rooflight is also sought.

At the time of my site visit trench work was commencing. In November of last year No. 83 was granted planning permission for single and two storey side extensions and single storey side and rear extensions. These plans also showed a loft conversion, to be carried out under permitted development. These works have not commenced.

Relevant Planning History

AWDM/1106/18 - Single storey side extension and front porch. Granted 17.10.18

0459/07- demolition of conservatory and erection of replacement single storey rear extension. Granted 10.9.07

53/02 – Detached double garage fronting onto Parkway. Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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.

Neighbour amenity

The side extension is largely a replacement of the garage and follows the side boundary to the original back wall of the house. It is set 300mm back from the frontage. No. 83, to the west, sits behind the angled front wall of the application site and had, until recently, a garage on the shared boundary. Behind their garage No. 83 has a WC window and kitchen window in the side wall which will face the extension. The kitchen window will not be obstructed by the extension and this kitchen also has a rear aspect. No other neighbour is affected.

The altered roof form of the extension will not cause significant harm to neighbour amenity. The rooflight faces the street and will also not cause any harm.

Character

The house opposite has a single storey side extension in a similar position. No. 87 has a detached garage alongside its flank wall. No. 76, diagonally opposite has a two storey side extension. The application property sits approximately 2 metres forward of No. 83 and the proposed side extension is further forward than the garage to be replaced. It will be more prominent in the streetscene than the garage when approaching from the west. However, it is not considered that the altered roof form will cause significant harm to the character of the street. PD for side extensions exists for this property.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. materials to match
4. no new windows – side

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: MOK Date: 13.6.19

Authorised and signed by: Peter Barnett Date: 13 June 2019