# Development Management – Delegated Officer Report

**Application Number: AWDM/0208/24 Recommendation: APPROVE**

**Site: 15 Croft Avenue, Southwick, West Sussex**

**Proposal: Single storey rear extension, existing conservatory removed**

**Date of Site Visit: 19th March 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a detached two storey property within a street of dwelling houses of varying designs. There is a development of flats adjacent to the west.

There is an existing conservatory which is to be removed and replaced with a single storey rear extension slightly deeper and wider than existing. It is of flat roof design with roof lanterns proposed. Materials to be used will match existing.

**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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The proposed extension is to the rear of the site and is therefore not visible within the street scene. It will replace the existing rear conservatory and therefore will not

be overly large and is subservient to the main dwelling. The design and appearance will be in keeping in character.

**Residential amenity**

To the east is a neighbouring dwelling, there are some side windows facing onto the boundary. However at single storey the extension will not impact in terms of light or overbearing impact. As the relationship already exists there is no issue with privacy either.

To the west are purpose built flats and the extension will be mainly screened by a projection at the property and therefore there will be no impact in this direction. There would be no adverse impact in this case.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east elevation.

**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: 19th March 2024

Authorised by: Peter Barnett Date: 19 March 2024