Development Management - Delegated Officer Report

Application Number: AWDM/0321/22 Recommendation – Approve

Site: 59 Mile Oak Road, Southwick

Proposal: Single storey rear extension

Date of site visit: 17 March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terraced house. It is proposed to construct a single storey extension across the full width of the rear measuring 4m deep with a flat roof.

The rear garden drops away to the south-east.

Relevant Planning History

None

Consultations

None

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 (July 2021)
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 extension will not be seen from the road. It is slightly larger than that which is usually allowed but both attached neighbouring properties have extensions of a similar depth and there would be no harm to the character of the area.

Residential amenity

As both attached properties have rear extensions, this proposal will not cause serious harm in terms of loss of light or outlook. It will project beyond the extension to the north east by approximately 1.5m, but this accords with the 3.5m permitted by the Council's SPG.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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: Peter Barnett Date: 25 March 2022

Authorised by: Gary Peck Date: 25 March 2022