Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1574/13

Site: **26 Oldfield Crescent**

Proposal: **Single storey ground floor rear extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 3.6 metres in height, 5.4 metres in length, and 10 metres in width.

The application property is a two-storey detached property fronting a circular green in an outer residential suburb of Southwick.

Relevant Planning History
None

Consultations

None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension is at the rear of the building so would not be visible from public vantage point. Its scale is appropriate to that of the rest of the building, and its contemporary use of materials is still in keeping. Its fenestration is similar to that on the main house.

For these reason, no visual harm would arise from it.

Residential amenity – effect on existing dwellings

It is the neighbour to the south of the application site who is principally impacted upon (the development is physically removed from the remainder).

Because the extension is single storey there is sufficient distance between it and the neighbouring building to the south to prevent adverse overbearing and overshadowing effect. Views from the narrow glazed openings in its south flank would be screened by existing boundary treatment, so invasive overlooking and loss of privacy is negated.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 21-1-2014

Authorised and signed by: Peter Barnett Date: 24 January 2014