Development Management - Delegated Officer Report

Application Number: AWDM/0308/19 Recommendation – APPROVE

Site: 42 Highdown Southwick, Brighton

Proposal: Demolition of existing extension and construction of single storey rear extension.

Date of site visit: 26.03.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. The street level to the front of the property is at a higher level than the dwelling house; ground levels reduce to the south.

There is an existing flat roof single storey extension to the rear of the site. Consent is sought to remove this extension and to build a single storey extension to the rear providing an enlarged kitchen and a bedroom with ensuite. The extension is to be flat roofed with roof lights. It is the full width of the house. The section adjacent to the boundary with the attached dwelling is limited to 3 metres in depth, the eastern side of the extension steps out to 4.5 metres.

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 (February 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property therefore not visible within the street scene. It is to be built in materials to match existing, the scale of the extensions are in keeping with the existing building. They will not be overly large and are subservient to the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site. No 40 is attached to the application site. This has an existing single storey extension set away from the boundary. There is a window adjacent to the boundary of the application site which, with the adjacent proposed addition, would be in a recess. The extension here is limited to 3 metres in depth. It is considered that this relationship, on balance, is acceptable. This is due to the southerly rear aspect in this case, and also the extension being limited to 3 metres in depth and with the flat roof design which restricts the height and bulk of the addition. An extension up to 3 metres in depth could be built here up to the boundary as permitted development, which would have the same impact upon the adjacent window.

To the east is no. 44. There is an existing single storey rear extension at this neighbouring property. There is some spacing and separation between these dwellings. It is considered that the depth of 4.5 metres is acceptable here in the light of the Development Control Standard which states that 3.5 metres could be permitted adjacent to an attached dwelling where no extension exists. This additional metre is acceptable due to the spacing. There are windows on the side elevation of the extension which will face onto no. 44. These are an ensuite window and high level bedroom window. A condition is attached to restrict these windows to be obscurely glazed and non openable unless above 1.7 metres from finished floor level, therefore no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows in the east and west elevation of the extension.
5. Windows on east elevation shall be obscurely glazed and non-opening unles above 1.7 m.

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: 1st April 2019

Authorised by: Peter Barnett Date: 1 April 2019