Development Control – Delegated Officer Report

Application Number: AWDM/1549/19 Recommendation – APPROVE

Site: 13 Manor Hall Road, Southwick, BN42 4NA

Proposal: Proposed single storey side extension to east elevation, front porch to south elevation and roof lights to south elevation. (Amended re-submission of AWDM/1237/19)

Date of site visit: 15.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is situated on a corner plot on the north side of Manor Hall Road and its junction with Milton Drive. The property forms the front part of a former bungalow which has recently been divided into two dwellings. The resultant front bungalow is now a 1no. bedroom unit comprising a living/kitchen/dining room; a bedroom; and a small bathroom. The garden relating to the bungalow lies to the east and south. A concrete block wall of over 2m has been constructed to the north side of the east garden, to separate the garden from the other half of the created dwelling 2A Milton Drive, (not 13a Manor Hall Road as the Agent has noted on the plans).

Proposal

The proposal is an amendment to the previously refused application AWDM/1237/19 and has been amended. It seeks permission to extend into the side garden area with a single storey flat roof extension.

- The extension will measure approx. 3.5m x 3.5m x 2.75m high;
- The porch will measure approx. 1.4m wide x 1.3m deep x 3.1m to the ridge;
- The wall for the enclosed garden will be approx. 2.2m long for the west elevation; 5.8m long for the south elevation; and 7.5m long for the east elevation;
- The height of the lower section of new wall enclosing the walled garden will be approx. 1m; and the wall posts on the east elevation will be approx. 2.2m high (including the base section of wall; the timber fencing will be to approx. 2.2m in height;
- 1no. rooflight to each of the roofslopes of the existing bungalow on the east and west elevations to serve the living area and 1no. rooflight over the ‘dressing area’ (3no. in total).

Planning History:

AWDM/0681/17 Front extension and conversion of 3no. bedroom bungalow into 1 x 2no. bedroom and 1 x 3no. bedroom dwellings. Construction of vehicular access and hardstanding to front. **Refused 31.08.2017**

AWDM/0138/18 Conversion of 1no. 4 bedroom bungalow to 1no. 3 bedroom and 1no. 1 bedroom dwellings with two car parking spaces at the front. **Approved 23.03.2018**

AWDM/1237/19 Proposed single storey side extension to east elevation, front porch to south elevation and rooflights to south elevation. **Refused 12.09.2019**

Consultations:

WSCC Archaeology: (previous application)
The application site is located 105 metres to the east of the Southwick Roman Villa building Scheduled Monument, situated at the junction of Manor Hall Road and Southwick Street. At this distance from the Villa, it would be common for small paddocks and fields associated with the Villa to have existed, defined by boundary ditches (now buried).

The proposed side extension and front porch would occupy very small footprints in plan. Within the anticipated small Roman paddocks and fields, the new ground excavations are not expected to have any significant archaeological impact. Archaeological assessment and mitigation are not required.

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The proposed extension will be sited between the property and the highway on a prominent corner position and it is a resubmission of an earlier refusal.

The application has been amended since that refusal by reducing the length, width and height, (by providing a flat roof as opposed to the pitched roof on the earlier application).

There are other properties within Milton Drive that have front extensions, but these extensions are set back from the pavement and thereby prevent a closing off of the visual built form within the street. The current application, by reducing the dimensions of the proposal, have also stepped it back from the boundary.

Further, the plans indicate adequate boundary treatment together with landscaping to soften the appearance of the development.

It is considered therefore that the side extension will now not result in a negative visual impact within the street as per the previous application; thereby it is now in accordance with the character of the area.

Residential Amenity

The only direct neighbour to no. 13 Manor Hall Road is the remaining converted section of the bungalow, no. 2A Milton Drive. The plans indicate that the dividing boundary wall between the properties will be at a similar height to the proposed east boundary wall as shown on the application. No windows are proposed within this wall, and thereby, there will be no overlooking to no. 2A.

Although the proposed extension is to the south of 2A, unlike the previous application, there will not be any demonstrable overshadowing resulting from the extension owing to the fact that the pitched roof element has been removed from the application and replaced with a flat roof.

It is thereby considered that the amended application is now acceptable.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with the approved plans
4. Boundary treatment
5. Landscaping

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 29.10.2019

Authorised by: Gary Peck Date: 31 October 2019