Development Management – Delegated Officer Report

Application Number: AWDM/1027/22 Recommendation: APPROVE

Site: 43 Holmbush Way, Southwick, West Sussex

Proposal: First floor side extension and addition of monopitch roof to existing ground floor rear extension

Date of Site Visit: 26th July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey semi detached dwelling on the corner of Holmbush Way and Oakapple Road. There is an existing single storey side extension which wraps around to the rear. This is clearly visible from the street to the front, side and rear due to the elevated position of the site and the corner plot.

Consent is sought to add a first floor extension to the side above the existing ground floor extension, set back and set down from the main ridge. The single storey extension to the rear is to continue inline with the existing extension with the roof changed to a monopitch.

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

As stated above the extension is clearly visible within the street scene however due to the proposed design the extension will be subservient to the main dwelling with the ridge lower than existing, the extension set back from the front and set in from the side boundary by approximately 1.3 metres. The rear extension with monopitch roof links well into the design. The extensions are in keeping with the character and appearance of the main dwelling and despite their visual prominence there is no harm caused. The dwelling opposite no. 41 could build something similar, although there appears to be slightly less space to the side of this property, there is no concern of a precedent being set here. Each case is judged on its own merits and design guidance would need to be complied with. Materials will be used to match existing.

Residential amenity

The main bulk of the extension is adjacent to the highway. The first floor extension is screened from the attached neighbouring property by the main dwellinghouse. Although the extension will be visible from properties to the front, side and rear it will not be in such close proximity to remove any light or result in an overbearing impact.

The single storey extension exists to the rear adjacent to the attached neighbouring property. The roof will be altered from a false hip to a monopitch roof. The impact upon the neighbour in terms of light and overbearing impact will not be significant. There would be no grounds to refuse this application in terms of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 2nd August 2022

Authorised by: Peter Barnett Date: 2 August 2022