Expiry Date – 27/11

Development Control – Delegated Officer Report

Application Number: AWDM/1460/17 Recommendation – Approve

Site: **48 Oldfield Crescent, Southwick**

Proposal: **Demolition of the existing conservatory and construction of single-storey rear extension with alterations to stores and w.c.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/11

Site and Surroundings

This application relates to a fine detached inter war 'arts and crafts' style house on the west side of Oldfield Crescent at its junction with Church Lane. The property is in the Southwick conservation area and is opposite the listed St Michael and All Angels church. There are no protected trees on the site. This is an established residential area of Southwick.

Proposal

Planning permission is sought for a replacement rear extension measuring 3.6 metres in depth, 9.5 metres in width and a maximum height of 3.3 metres with additional dome rooflight.

It is also proposed to rationalise an existing linked store and WC by converting it into a utility area and altering the rear elevation of it only, replacing doors with windows etc.

Relevant Planning History

None.

Consultations

Tree Officer: *'I have taken a look at this tree in relation to its proximity to the proposed building. Looking at the aerial view it would appear that the tree is 12 metres from the corner of the existing conservatory. This would put the proposed development outside of the trees root protection zone.*

Therefore I have no concerns.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposed extension is 5 metres off the shared boundary with No. 46 and there are a couple of detached outbuildings closer to the boundary within the site. No. 46 also has a small rear extension. The proposed extension will not be harmful to neighbour amenity.

The modifications proposed to the existing store/WC behind the garage are also very minor in nature and will not cause harm.

Visual amenity/conservation area

The property is situated on a prominent and sensitive corner in the conservation area. Dense planting within the site on the pavement boundary will ensure the extension is not visible outside the site. The Council's tree officer has confirmed a prominent tree in the rear garden and visible from Church Lane will not be harmed by this extension.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

1. 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:	MOK	Date: 14/11/17
Authorised and signed by:	Peter Barnett	Date: 14 November 2017