Development Management - Delegated Officer Report

Application Number: AWDM/2114/21 Recommendation – APPROVE

Site: 38 Whitelot Way, Southwick BN42 4YF

Proposal: Proposed two storey side extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the east side of Whitelot Way, Southwick, and is a two storey semi-detached dwelling. There is a drive to the side of the dwelling (north) which leads down to a detached garage at the north east corner. The property is on rising land.

The neighbouring property to the north 78 Hill Farm Way is a bungalow, and is on higher land than the application site, and its garage to the rear is positioned close to the side boundary of no. 38 Whitelot Way and is accessed off Whitelot Way, and the side flank wall of the neighbouring garage sits parallel to the side elevation of no. 38 Whitelot Way.

Many properties within Whitelot Way and its environs have extended their dwellings, on the ground and roof.

Proposal:

The application seeks permission to provide a two storey side extension off the north elevation of the dwelling.

The ground floor of the extension will be an open way through to the rear garage; and the first floor will provide 2no. additional bedrooms.

The front elevation will be stepped back from the main front elevation by approx. 650mm; and the front roofslope is stepped down from the main roofslope by approx. 400mm

Representations: None received

Consultations: None

Relevant History:

AWDM/2122/21 Householder application for permitted development for prior approval for single storey flat roof extension to rear of property, measuring 4.5m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.8m. **Prior approval not required 04.01.2022**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual and Residential Amenities

The street of Whitelot Way contains predominantly two storey semi-detached dwellings, although lower down to the bottom of the road, there are some blocks of flats, still two storey, and they are wider buildings than the single dwelling houses, which view as terraced housing, and this continues when viewed from Holmbush Way also.

The side extension will fill the gap to the side of the dwelling, but it will leave an open way on the ground floor which will lead to the existing garage. The existing ground level at this space is higher than the existing dwelling, but it will be levelled out in order to marry with the existing ground level of the dwelling.

Visually, the ground floor gap would lead the eye through the space. Further, there is a gap directly to the side of the property, being the space where the garage relating to no. 78 Hill Farm Way is located. Directly to the side of this garage is the rear garden to the said 78 Hill Farm Way. Therefore the proposed two storey extension will not look cramped into this space, and would in consequence not be out of character in the street scene.

The application site has recently an approval for a larger home rear extension. This extension would be 4.5m in depth, which would still leave a garden depth of 20m behind the extension. This extension would also be separated from the existing garage, and also from the ground floor open way on this current application.

Due to its position, the proposal would be more than 20m from the properties to the rear in Overhill at the rear; and over 10m from the rear of properties in Hill Farm Way to the north of the site. Lastly, the properties opposite in Whitelot Way and at an angle, at Hill Farm Way are some18m and more distant from the front of the

proposal. Thereby, it is not considered that the proposed two storey extension would have a materially negative impact on the existing visual or residential amenities of neighbouring or nearby properties.

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.01.2022

Authorised by: Peter Barnett Date: 14 January 2022