Expiry: 21/1

Development Management - Delegated Officer Report

Application Number: AWDM/1520/24 Recommendation – Grant

Site: 67 Southwick Street, Southwick

Proposal: New front porch, conversion of garage to bedroom/study. Full width single storey extension to rear, remove existing redundant chimney to north elevation. Side extensions to first floor with pitched roof over, render and cladding to elevations. New decking layout to rear.

Date of site visit: 10/1

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a 1960's dwelling with integral garage on the west side of Southwick Street . The property is gable fronted with tile hung first floors, red brick and rendered elevations under a tiled roof. Windows are white uPVC casements.

The rear of the property comprises a single-storey lean-to projecting from the rear and north side elevations, a raised decking area with pergola and garden furniture and lawn beyond, at a lower level. There are also single storey south side extensions.

To the south is an older bungalow off the common boundary and to the north is a two story semi detached gabled house.

The application property is located within Southwick Conservation Area. It is not a listed building. There are no TPO's on the site.

Permission is sought to add a single storey rear extension across the back of the property amalgamating the existing sun room abutting No. 69's boundary into it. It will also extend 800mm beyond the south side flank wall. It is 3.3 metres deep and has a flat roof 2.9 metres high when measured from the existing deck level. The decking is to be replaced at the same height as existing and extended beyond the new rear addition by 1.2 metres with new steps down to the lawn at the rear.

The existing garage is to be converted into a room and the front angled bay squared off with an extending flat roof overhanging soffit in front. A pitched roof 1.2 metre deep porch is also proposed.

On the north side it is proposed to widen an existing bedroom by 1.2 metres, recessed from the front wall and continuing the pitch of the existing roof over. A rear bedroom on the south side is also proposed to be widened over an

existing south side kitchen addition. A store on this side is to be removed and a utility room front wall angled and converted into a shower room.

Where there is tile hanging currently this is to be replaced with painted render. Windows are to be replaced in grey aluminium and some window openings altered to suit the additions etc.

Relevant Planning History

AWDM/0220/23 – Single storey rear extension. Granted 23.4.23

Consultations

Highways: No objection.

ADCAG: No objection.

WSP: No objection. Informative to be added: *'We have identified the site is adjacent to a surface water flood risk, therefore appropriate resilience measures should be considered within the development.'*

Conservation Architect: *'It will not cause any harm to the CA*.'

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 16 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 69 to the north is built up to the common boundary with a single storey lean to addiiton and includes a two storey rear extension abutting this same boundary. The alterations to the existing single storey side additions and new single storey rear addition in this area will have no impact.

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The extension to the north side first floor, extension of existing bedroom, is only 1.2 metres wide and recessed from the front wall. It will maintain a 2.5 metre gap to the shared boundary and will continue the pitch of the existing roof over. No. 69 has obscure glazed first floor flank windows in this area only. A gable window at No. 69 will be unaffected.

No. 65, to the south is a bungalow. It sits deeper on its plot and is angled to the common boundary. It has a kitchen window and glazed door in its side wall facing the site. This is the only light source to the kitchen.

It is proposed to remove a store in this area and the pitched roof of a utility area behind it. The front wall of the utility area is then to be angled and a new flat roof added and this utility area converted into a cloakroom. Two ground floor side windows are proposed. These need to be fixed and obscurely glazed to prevent overlooking of the kitchen at No. 65.

It is again proposed to widen a bedroom over the existing side kitchen addition. This extension will continue the existing pitched roof down to a lower eaves line. It is approximately 3 metres away from No. 65's kitchen window. It will not lead to a significant loss of light or outlook.

The rear single storey extension will also not cause harm and is consistent with the SPG. The decking in this area is to be replaced at the same height and extended beyond the rear addition by 1.2 metres with new steps down to the lawn at the rear.

It is not anticipated that the rear extension or replaced and extended decking will cause any significant harm to neighbours.

Heritage/visual amenity

At the front a pitched roof 1.2 metre deep porch is proposed. The angled bay window is to be squared off with an extending flat roof overhanging soffit in front.

Where tile hanging exists front and rear it is to be replaced in render. All windows are to be replaced in aluminium and some openings altered to reflect the floorplan changes. At the front a first floor a window is to be made narrower. On the south side a landing window is to be enlarged. In themselves these changes are acceptable to the overall appearance of this untypical 1960's infill addition property. They will not be harmful to the appearance or setting of the Southwick conservation area.

Highways

The property retains off street forecourt parking for at least 2 cars. The loss of the garage is not significant.

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Flooding/Drainage

The Council's drainage consultants have not raised an objection but have requested an informative which has been added to the recommendation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as stated
4. South side windows, kitchen, shower room and enlarged landing window to be obscure and non -opening below 1.7 metres
5. No additional windows on the north or south elevations.

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

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.
2. The site is adjacent to a surface water flood risk, therefore appropriate resilience measures should be considered within the development.

Case Officer:	MOK	Date: 22/1/25
Authorised by:	Peter Barnett	Date: 22 January 2025