Expiry Date - 07/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0028/23 Recommendation – APPROVE

Site: 29 Manor Close Southwick West Sussex BN42 4NW

Proposal: Proposed pitched roof single storey rear (East) extension with four roof lights.

Date of site visit: 17/01/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Manor Close, set back from the road behind a low wall, gate, and small sized garden within a predominantly residential area. The property is a semi-detached two-storey household comprising facing brickwork and white render elevations, a gable tiled roof, and a flat roofed rear dormer.

The application site is situated to the rear (east) of the property, accessible via a side access gate located along a path and opening between the application property and neighbouring property No. 28 Manor Close to the north.

To the rear of the property is an adjoining single-storey partially tiled pitched roof building which projects outwards from the principle building line. The rear garden space is of a generous size and is mostly raised, consisting of garden furniture and a pergola on predominantly hardstanding.

The adjoining dwelling No. 30 Manor Close closely resembles the design and footprint of the host property. The street scene on Manor Close comprises a mix of terraced and semi-detached two-storey households. Elevations vary from red brick, render and tile hung. Many of the properties, including the adjoining dwelling No.30 Manor Close, have rear extensions and/or dormer extensions.

Proposal:

Permission is sought for the demolition of the existing adjoining single-storey building which would be replaced with a pitched roofed single-storey rear extension measuring approximately 5m deep, 5.75m wide, 4m high at ridge level and 3m high at eaves level. There would be rear (east facing) 3.6m wide doors and 4No. roof lights. No openings are proposed on the side elevations which would be orientated towards neighbouring properties.

The materials proposed would match the existing character of the property; rendered elevations, tiles for roofing, and glazed doors.

Representations: None received.

Consultations: None.

Relevant Planning History: None.

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 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

Due to the application sites situation to the rear of the property, it would only be visible when viewed from a small section of the public realm through a relatively narrow opening between the application property and neighbouring property No. 28 Manor Close. The alteration this would present would result in no harm to the street scene and prevailing character of this area.

There would be an additional 3m depth, 2.35m width, and 0.4m height (at peak height) compared with the extension to be replaced. The extension would project a total of 5m from the rear of the property and would align with the side (north) edge of the property, which denotes a harmonious layout.

The proposed render elevations and pitched tiled roof is the best option of design as it would reflect the property's existing character.

It is considered that the site lends itself well to the proposed development and it would not result in unacceptable impact on visual amenity. It would not appear out of keeping by virtue of its layout, scale, and design when read within the context of the site, the application property, and wider residential area.

The property will continue to enjoy a reasonably sized garden and it will not appear cramped.

Residential Amenity

The most affected properties would be the adjacent neighbours to the south (No. 30 Manor Close) and north (No. 28 Manor Close).

As previously identified, the pitched roof would have a maximum height of approximately 4m at the ridge of the proposed extension, sloping to a minimum height of approximately 3m at the eaves. The development would therefore appear less oppressive when viewed from these neighbouring residents.

It is of note that the proposed depth of 5m is of a generous size, which exceeds the 3.5m specified in the Council's DM Standard, and the proposed width would result in the development's significantly close proximity to the boundary with No. 30. Notwithstanding this, it is considered that this would not be to the detriment of these neighbours due to the acceptable distance to the boundary with No. 28 which is being retained and the presence of the existing extension at No. 30 which projects some 3m from the application property's rear building line. The proposed extension would project a further 2m in depth from the extension at No. 30 and would not result in an overbearing or overshadowing effect.

The application properties rear garden is of a generous size so loss of space would not be a material issue. The only openings on the elevations would be to the rear (east) of the extension and would face into the applicants own garden.

It is considered that the proposed extension would not give rise to any material matters that should deem this application unacceptable on residential amenities grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. No Windows Side Walls

Informatives:-

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 letter(s) of representation? N

Case Officer: Jason Albon Date: 15.02.2023

Authorised by: Peter Barnett Date: 15 February 2023