Development Management – Delegated Officer Report

Application Number: AWDM/1665/23 Recommendation: Approve

Site: 70 The Crescent, Southwick

Proposal: Single storey side and rear extension; a new pitched and hipped roof to replace existing flat roof on two storey side extension; a raised rear external terrace.

Date of Site Visit: 4 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached house on the south side of The Crescent. It has a two storey flat roofed side extension and a small lean-to extension at the rear. It is proposed to construct a pitched and hipped roof over the flat roofed extension and to construct a single storey rear extension which will wrap around the side of the house at the rear, where there is currently a recessed area covered by a pergola.

The plans also show a new terraced area, raised about 0.4m above garden level, in front of the new rear extension.

Planning History:

None

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 (December 2023)
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

The existing flat roofed extension is very visible in the street and has an incongruous appearance. The proposed new roof will enhance the property when seen from the street.

The rear extension will not be visible from the street. It is a modest size, 3.5m deep and is in keeping with the character of the property.

Residential amenity

The new hipped roof will increase bulk at the side of the house but its hipped form will reduce the impact on its neighbour. That property has a gabled roof with a window facing the site which may lose some light and outlook. However, it appears to be a secondary window and any impact will not be unduly harmful.

The rear extension will not cause harm to either neighbour, both of which have their own rear extensions. There is a door facing the site at the side of No. 68 but it appears to serve a non habitable room and any loss of light will be negligible.

The proposed terraced area is not excessively raised above garden level and is not expected to cause any loss of amenity to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: Peter Barnett Date: 4 January 2024

Authorised by: Gary Peck Date: 4 January 2024