Development Management - Delegated Officer Report

Application Number: AWDM/0094/16 Recommendation – Approve

Site: 34 The Green, Southwick

Proposal: Single-storey side and rear extension to south and east elevations

Date of site visit: 12 February 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the east side of The Green. It has a two storey outrigger at the rear which is inset from the outside wall of the front part of the house. Permission is sought to construct a single storey flat-roofed extension along the side and rear of the outrigger. It will measure 2m wide at the side (lining up with the outside wall of the front of the house) and will project 3.2m deep at the rear (lining up with the neighbour's rear extension). It will be 3m high.

The site lies within the Southwick Conservation Area. Europa House, a three storey office block, lies directly to the south.

Relevant site history

None

Consultations

Conservation Advisory Group: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 setting within the Conservation Area.

Visual amenity

The proposed extension will be at the rear of the property and will not be visible from The Green. While flat-roofed, it will not have a harmful visual impact and will therefore preserve the character and appearance of the Conservation Area.

Residential amenity

The extension will project to the same depth at the rear as the adjoining property's extension and will not have any impact on the amenities of those occupiers.

To the south the neighbouring office block is screened by a wall and fence approximately 3m high and will not be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: 26 February 2016

Authorised by: Gary Peck Date: 26 February 2016