Development Management - Delegated Officer Report

Application Number: AWDM/1686/23 Recommendation – APPROVE

Site: 12 Croft Avenue, Southwick, BN42 4AB

Proposal: Removal of existing conservatory and replacement with single storey rear extension. Removal of existing first floor rear balcony.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, hipped roof, two storey 1930's dwelling, positioned on the north side of Croft Avenue, Southwick. The dwelling has its entrance door on a corner position, from a cut off corner of the room which has an entrance hall, and stairway to the first floor landing. This corner section of the dwelling has a flat roof, whilst the remaining has hipped pitched roofs. The property also has a rear porch with a mono pitched roof, and there is a balcony at the first floor balcony leading off the rear bedroom. There are also solar panels on the roof.

Several dwellings within Croft Avenue are of a similar design to the application site, and have the corner entrance construction as a design feature. Other dwelling designs in the street are also repeated.

Many properties in the street have been extended to the rear and/or the roofs

Croft Avenue is a cul-de-sac, and the street comprises mainly two and three storey properties. Southwick Recreation Ground is located off the closed section of the road.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Replace the existing conservatory with a new single storey, mono pitch extension measuring approx. 7.55m wide x 3m deep x 3.6 high;
- Removal of the existing balcony on the rear elevation.

Relevant History:

AWDM/1674/23 Application for Lawful Development Certificate for a proposed roof conversion with hip to gable roof, rear dormer and front rooflights. **Current**

Representations: None received

Consultations: 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 2023

Planning Assessment

Principle:

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

Visual & Residential Amenity:

The existing rear conservatory extension is marked on the existing plans as a 'Rear Porch', and it fits within an existing recessed section of the dwelling and protrudes some 1.1m and is set approx. 400mm from the mutual boundary with no. 14.

The replacement will be a brick structure, and it will go across the whole of the rear elevation, closer to the neighbouring property no. 14, and will absorb all of the recess, thereby providing a seamless floor area to make use of, in this instance by providing open plan family room, kitchen and dining area. The depth of the proposed extension will by the same as the adjoining neighbours' extension at no. 14, and the roof will also be similar to no.14. The 3no. rooflights will assist in bringing more light to the larger room being created.

It is not considered that the new rear extension will result in any loss of existing residential or visual amenities to the neighbouring property no. 14.

The other neighbour at no. 10, although positioned on lower land, will not be materially affected by the proposed rear extension, given the separation between the two properties, and the fact that the extension proposed will only be some 3m in depth, which is in accordance with SPG 'Extensions and Alterations to Dwellings'.

The second part of this application relates to the removal of the existing first floor balcony, which is an inset balcony i.e. recessed behind the rear elevation of the adjoining bedroom and the boundary wall with no. 14 who have the same recessed balcony area.

By removing the balcony, it allows for the bedroom of which it is linked to, to absorb this area into the bedroom, thereby enlarging its internal space.

Elevationally, the wall created from the loss of the recess will be flush with the rear elevation, and will have a new window replacing the full glazed sliding doors. The new window will mirror the existing first floor window which relates to the other first floor bedroom.

The infilling of the balcony will not affect the neighbouring property, as currently there is a boundary wall separating the 2no. balconies, and there will be a boundary wall to the side elevation of the extended bedroom.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.01.2024

Authorised by: Peter Barnett Date: 25 January 2024