Expiry Date – 28/10

Development Control – Delegated Officer Report

Application Number: AWDM/1381/19 Recommendation – Grant

Site: 12 Millcroft Avenue, Southwick

Proposal: Reduction in size of rear conservatory and construction of an attached single storey extension to East elevation

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/10

Site and Surroundings

This application relates to a semi detached bungalow on the east side of Millcroft Avenue at its corner with Millcroft Gardens. The bungalow has a rear conservatory extension, as does no.10.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to reduce the width of the conservatory, remove a small rear store and to erect a small flat roofed dining room addition up to the outside edge of the rear elevation. The extension measures 3.6 metres in depth, 3.4 metres in width and 2.7 metres in height to top of flat roof. This exceeds the height of the existing eaves.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity/character

The extension is on the outside edge of the rear elevation away from the neighbouring property. It will not be harmful to any neighbour.

The side and rear garden are enclosed by fencing and it is difficult to see the rear elevation from the street. The extension will be little glimpsed from the street causing no harm to character.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to Match

Informative

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 any representations? No.

Case Officer signed:	MOK	Date: 15.10.19
Authorised and signed by:	Peter Barnett	Date: 15 October 2019