Development Management – Delegated Officer Report

Application Number: AWDM/0815/23 Recommendation: APPROVE

Site: 4 Old Shoreham Road, Southwick, West Sussex

Proposal: Proposed single storey rear extension and terrace, balustrade and steps with 1.8 metre privacy screens on east and west side.

Date of Site Visit: 1st August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey. property which fronts onto Old Shoreham Road to the north and Cross Road runs to the south. There are rear gates with vehicular access from Cross Road and the rear of the site is clearly visible within the street scene to the south.

There is an existing lean to extension which adjoins a similar extension at the attached property. Ground levels are raised to the rear of the extension with a raised patio. Consent is sought to remove the lean to extensions and build a flat roof rear extension the full width of the dwelling slightly deeper than the existing extension. Beyond this a raised terrace is proposed following the existing levels. Amended plans have been received which show privacy screens of 1.8 metres in height on either side.

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 (July 2021)
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 proposed extension and terrace are in keeping in scale and design with the existing dwelling and surrounding locality. They will be visible from the rear of the site in Cross Road. The extension will be rendered to match the existing dwelling, there will be no adverse impact upon the street scene or the character and appearance of the existing building.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the east has a matching lean to extension and the proposed extension will be beyond this however not in excess of 3.5 metres which is recommended in Development Management Standard No. 2. The privacy screen will continue beyond this however it will be glazed and a maximum height of 1.8 metres. Therefore privacy will be retained between properties without limiting outlook and light. This relationship is therefore acceptable.

To the west is a dwelling house which has a side kitchen/dining window facing onto the side of the site, this is at a slightly higher level. This currently results in a loss of privacy between the properties. The proposed extension will be higher and deeper than existing so there may be some possible loss of light here, however the window serves an open plan room with windows to the front and rear also. A privacy screen was deemed necessary on this side to avoid any possible overlooking from the raised terrace toward this window as the rear patio is currently not adjacent to this boundary. A condition is attached to ensure the privacy screens are installed prior to use of the terrace and remain at all times. On this basis the proposals can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.
5. Privacy screens to be installed prior to use of terrace.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th August 2023

Authorised by: Gary Peck Date: 15 August 2023