Development Management - Delegated Officer Report

Application Number: AWDM/0446/21 Recommendation – APPROVE

Site: 84 Southview Road, Southwick

Proposal: Variation of condition 1 (approved plans) of approved application AWDM/1821/20 for addition of rear extension.

Date of site visit: 22nd June 2020 – original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is to the rear of 84 Southview Road a detached bungalow on the eastern side of the street with a large rear garden. It is a modern bungalow within a street characterised by terraced, semi detached and detached Victorian traditional style two storey dwellings. The bungalow has off street parking to the front and a vehicular access to the southern side leading to a garage set back to the rear. The bungalow has an unusually large rear garden. There are bungalows to the rear (east) of the site in Green Field Close, to the north is the side boundary of the neighbouring house and to the southern boundary is the rear side of a garage block serving dwellings beyond.

Consent was granted under AWDM/0676/20 to develop the rear of the garden at no. 84 with a detached bungalow with rooms in the roof and two parking spaces. The bungalow was 4 bedroom, two of which are in the roof. The access to the dwelling will be from Southview Road along the side of no. 84, the existing access to the side garage which will be demolished.

Following this consent was granted under AWDM/1821/20 to amend the consent to include a repositioning of the footprint of the building on the site slightly to the north. The roof design is altered with a flat roof to accommodate 4 photovoltaic panels on the roof and the front dormers have been altered to include a connecting section between the two dormers adding more floor space to the first floor.

The approval also showed details of cycle and refuse storage provision to the front of the proposed bungalow adjacent to the proposed parking spaces.

The current application seeks to vary the approved plans with the addition of a single storey rear extension. The extension is proposed at 2.6 metres in depth. This would normally be permitted development however in this case the permitted development rights have been removed. The previous application showed a single storey extension and this was removed after advice from officers that it would result in less than 22 metres between the extension and the rear of the neighbouring bungalow.

The current application is accompanied by a supporting statement which justifies the proposed extension and its limited impact. It states: -

The single storey extension is less likely to have an adverse impact on neighbouring properties than a two storey extension. “Privacy will be unaffected – as the extension’s rear facing windows are at ground floor level and the neighbouring dwelling to rear also does not have any upper floor rear facing windows. Consequently there cannot be any overlooking between existing and proposed neighbouring windows. As the extension is single storey daylight will clearly be unaffected. Garden space will be sufficient.The rear garden’s depth will be 11.1 metres as a result of the rear extension.”

“The neighbouring dwelling to the rear is located relatively close to its rear boundary – and so will be nearer than 22 metres from the windows of the new extension. However as the rear extension is single storey and that there will also be an ‘obstruction’ (a solid wall) along the rear boundary there will be no overlooking between the two properties.”

Representations

1 letter of support received from the bungalow to the rear of the site 9 Greenfield Close.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 22
Development Management Standard No. 1 Space Around New Dwellings and Flats
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The Development Plan comprises the adopted Adur Local Plan (2017). The proposed development would make a minor contribution to meeting housing targets including Objectively Assessed Need under the tests of the National Planning Policy Framework.

New residential development can be supported in principle under Policy 15 of the Adur Local Plan (2017), which allows for new residential development within the built-up area, subject to its appearance, character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale materials detailed design features and landscaping.

The only issue for consideration here is the proposed rear extension. All other matters with regards to the principle and detailing of the new dwelling have been previously assessed and approved.

Impact of proposed rear extension on visual amenity, character and street scene and residential amenity

As consent has already been granted here consideration can only be given to the changes proposed. It was considered that the proposed chalet bungalow will give rise to an appropriately scaled dwelling which will not over dominate the site or surrounding dwellings, including the bungalows to the rear. Due to its position to the rear and its limited height it will not be visible within the street scene as the side access already exists therefore the impact upon the street scene is minimal.

The addition of the 2.6 metre deep extension and how this relates to the assessment of the proposed development against Development Management Standard no. 2 has been set out in the agent's supporting statement with some quotes set out above. It argues that fundamentally, although there will be less than 22 metres between the rear of the proposed extension and the neighbouring bungalow to the rear, there will be no adverse impact as a result. The extension is single storey therefore screened from the neighbour by the boundary wall. There are no first floor windows facing toward the development from the neighbouring bungalow. No loss of light or overbearing impact will occur and the garden space retained at the new dwelling will be sufficient for the occupiers of the new dwelling. Also the additional ground floor living space provided will enhance the accommodation within the new dwelling.

In addition the occupier of the bungalow to the rear has written in support of the development.

Taking into consideration the above justification in this circumstance the proposed extension will not result in any impact upon the residential amenities of the occupiers of the bungalow to the rear. There will be no increased overlooking or loss of light as a result. The distance of less than 22 metres will not give rise to any harm in this case. The future occupiers of the bungalow will have improved internal accommodation and the rear amenity space will remain in excess of that required by adopted space standards.

The conditions set out below are the same as those attached to the previous consent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render, plain tiles, aluminium and uPVC crittal style windows.
4. Hours of work
5. Parking and access
6. No additional openings on elevations
7. Electric vehicle charging point.
8. PV panels – remain at all times
9. P.D rights removed.
10. Retain cycle parking.

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

1. Proactive with amendment
2. Street naming
3. Highway license
4. Vehicular crossover
5. Sewer connection
6. Sewer on site

Case Officer: Hannah Barker Date: 5th May 2021

Authorised by: Peter Barnett Date: 6 May 2021