Development Management - Delegated Officer Report

Application Number: AWDM/1370/21 Recommendation – Approve

Site: 49 Southwick Street, Southwick

Proposal: Rear conservatory extension

Date of site visit: 4 August 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached house on the west side of Southwick Street, within the Southwick Conservation Area.

It is proposed to construct a conservatory at the rear measuring approximately 5.8m deep, 4.4m wide and 3.9m high. It will extend from the existing lounge and will involve the removal of a ground floor bay window. It will sit under a first floor bay window.

Relevant Planning History

AWDM/0167/18 - Demolition of existing garage and carport to be replaced with new double garage with attached carport.

Consultations

ADCAG: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2021)

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 extension is at the rear and will not be visible from the wider Conservation Area. It has been sympathetically designed to respect the character of the house and will not cause harm. The property enjoys a large garden and the proposal will not appear cramped or excessively large.

Residential amenity

The extension is centrally positioned at the rear, set away from boundaries, and will not cause harm to neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 27 August 2021
Authorised by:	Gary Peck	Date: 27 August 2021