Development Management - Delegated Officer Report

Application Number: AWDM/1677/19 Recommendation – Approve

Site: 7 Roman Crescent, Southwick, BN42 4TY

Proposal: Single storey rear/side extension and new 2.1m high rear/side boundary brick wall to west elevation (11m in length).

Date of site visit: 15.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a two storey Victorian style dwelling with an attached side garage, situated on the north side of Roman Crescent.

The street comprises a mix of house types including semi-detached and detached dwellings of differing styles. The street appears to be predominantly residential in nature, but the neighbouring property to the west of the application site is the Southwick Christian Community Church.

The site is within the designated Southwick Conservation Area.

The application seeks permission to construct a single storey rear rectangular extension measuring approx. 2m wide x 3.8m long x 3m high. The extension is positioned to the rear of the main house and linking to the rear outrigger.

The new external walls will be mainly glazed doors, with the long wall having a quadruple door bifolding doors, and the short wall having full glazed double doors

The application also includes the replacement of the side (west) boundary fence with a brick wall to a height of 2.1m and a length of 11m.

Relevant Planning History: None

Consultations: ADCAG : No objections

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 17
National Planning Policy Framework (2019)

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 dwelling and its surroundings, specifically the designated Southwick Conservation Area

Visual amenity

The proposed single storey rear extension and boundary wall will be located to the rear of the two storey property.

The new 2.1m high boundary wall will link to the rear side of the utility room, and traverse 11m into the rear garden. The new wall will be on the boundary with the neighbouring church. The existing fence appears to vary in height from approx. 1.8m up to approx. 2m in height; some with additional trellis and some planting. The replacement of the fence with a brick wall will look attractive in the garden and its overall height will not result in any material overshadowing or overbearing onto its neighbour, the Southwick Christian Community Church particularly as it is to the east of the church.

The rear extension will be approx. 2m wide x 3.8m long and will be linked to the existing dining room and kitchen. Its external walls will be bifolding glass doors on the longer stretch and glazed double doors on the short stretch, thereby externally having a very light form of construction.

Internally, the purpose of the new extension is clear, in that the internal walls relating to the dining room and kitchen will be removed, thus creating a large internal space enhanced by the glazed new walls.

The roof of the new space will be flat and approx. 3m in height, and because the extension is against 2 storey walls, it will not view as a dominant extension whatsoever.

Residential amenity

The Community church to the west will be the only property which could be affected by the proposal, and it is considered that any impact that occurs will be very minimal indeed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Informatives

1. Approved following amendment

Case Officer: Eve Hearsey Date: 29.11.2019

Authorised by: Peter Barnett Date: 6 December 2019