Expiry Date – 4/3

Development Control – Delegated Officer Report

Application Number: AWDM/0016/19 Recommendation – Grant

Site: 19 Whiterock Place, Southwick

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/2

Site and Surroundings

This application relates to a mid terraced house on the north side of Whiterock Place. The property has been extended into the roofspace with a large rear dormer. It has a two storey outrigger, half the width of the house and a single storey lean to beyond. No. 21 has a deeper lean to on the boundary, by about 800mm. No. 17, to the west has a single storey rear addition with balcony over to the depth of the lean to at 21.

The property is not in a conservation area and is not listed. The rear garden backs onto the railway.

Proposal

Planning permission is sought to remove the lean to and to replace it with a 4.25 metre deep flat roofed extension with lantern light over. It is 2.7 metres in height and extends 1100mm beyond the side wall.

Relevant Planning History

AWDM/0796/18 – Single storey rear/side extension with roof lights to east and west extension roof slopes. Withdrawn 14.8.18

AWDM/1494/12 - Application for Certificate of Lawfulness for proposed rear dormer and 2 no. rooflights in front roof slope. Issued 7.2.13

Consultations

Network Rail – No response.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
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

No. 21, to the east has a lean to addition approximately 800mm deeper than the lean to be removed on site. Consequently the extension will be 3.5 metres beyond the lean to at 21. This is an acceptable relationship.

No. 17 has a single storey rear extension to the same depth as the lean to at 21. Again the proposed extension will extend 3.5 metres beyond the rear wall of No. 17. The extension proposed extends 1.15 metres beyond the side wall leaving a gap to the common boundary with No. 17 of 750mm. The side return is not to be infilled.

The living room doors in the main rear wall of No. 17 are behind a high wall which leaves only the very top exposed to light. The main two storey outrigger at No. 19 extends beyond a 45 degree angle from the mid point of these doors. The side kitchen window at 17 is believed to be a secondary window to the extended room onto the back garden. No. 17 has a metal shed in the recess alongside their rear extension reducing the outlook to the main rear living room.

It is not considered that the single storey extension now proposed will have a significant impact on the light and outlook to habitable rooms at No. 17.

Character

The extension is at the rear of the building and not visible from the street. There are deeper extensions at1, 25 and 29. No harm to character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

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: 14.2.19
Authorised and signed by:	Peter Barnett	Date: 14 February 2019