Development Management - Delegated Officer Report

Application Number: AWDM/0763/18 Recommendation – APPROVE

Site: 35 Victoria Road, Southwick

Proposal: Proposed single storey side and rear extension.

Date of site visit: 17th July 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Victorian style semi detached dwelling within a street of properties of various style and appearance. Some buildings have been divided into flats. The site is on the western side of Victoria Road to the south of Southwick Green.

As existing the building has a rear ground and first floor projection as is common with properties of this type. There is a single storey lean to section to the rear with a W.C and store. The adjacent, attached building has a matching lean to addition.

Consent is sought to build a single storey extension along the side of the projection to continue from the side wall of the main building, this is then proposed to link to a single storey rear extension, 3 metres in depth and 4.4 metres wide. The side extension is to have a lean to roof with velux proposed and the rear extension is to have a half hipped roof with roof light in the flat roof section.

The extension will provide and open plan kitchen living space. Materials will be used to match existing.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in 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.

Visual amenity

The extension is to the rear of the property it will not be visible within the street scene. Materials will be used to match existing. This form of extension is common with properties of this type and would not be an alien feature. A contemporary style extension to a traditional building is welcomed here and would not be detrimental to the character and appearance of the existing building. The extension is not overly large and will be subservient to the main dwelling.

Residential amenity

The main properties to be affected in this case are those either side, no. 37 to the west is not attached and there is a deep, high flank elevation adjacent to the application site. There are no windows to be affected here and the proposed extension will not be visible from the adjacent dwelling in this case.

Attached to the east is no. 33 this building is divided into a first floor and ground floor flat. The ground floor flat has a matching lean to at the rear as the application site. The proposed rear extension will project 3 metres beyond this and the rear of the adjacent ground floor flat. Due to the depth being limited to 3 metres it is considered that this relationship is acceptable. The extension will also be slightly set in from the boundary. The Council's Development Management Standards state that an extension of this type is acceptable up to 3.5 metres and will not significantly reduce light and outlook to the adjacent dwelling. The extension proposed at 3 metres in this case is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or openings shall be formed on the eastern elevation of the extension hereby permitted.

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: Hannah Barker Date: 17th July 2018

Authorised by: Peter Barnett Date: 17 July 2018