Expiry Date – 29/6/17

Development Control – Delegated Officer Report

Application Number: AWDM/0671/17 Recommendation – Grant

Site: 38 Milton Drive, Southwick

Proposal: **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/5

Site and Surroundings

This application relates to a semi detached 1930's bungalow on the north east side of Milton Drive at a bend in the road in the established residential suburb of Southwick. This pair of semis sit at an angle to their neighbours either side and have larger side/rear gardens as a consequence.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought to add a single storey rear extension across the back of the bungalow which is 3 metres in depth and has an eaves height of 2.789 metres to match the bungalow. It is a maximum 3.384 metres in height to the top of a false pitch behind which is positioned 3 raised rooflights.

Relevant Planning History

AWDM/0270/17 - Application for a Lawful Development Certificate for proposed single storey rear extension. Withdrawn 26.4.17

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

Saved local Plan Policy AH7
Emerging Local Plan policy 15

The National Planning Policy Framework 2012
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. Of primary consideration is the impact of the extension on neighbours and on the appearance of the property.

Neighbour amenity

The existing property has a modest half width conservatory on its rear elevation and a small original kitchen projection, both of which are to be removed before the extension is built.

The proposed extension is 3 metres in depth. No. 40, the adjoining semi, has a single storey rear conservatory which abuts the shared boundary and has obscure glazing in its side wall to a similar depth. The extension will not cause significant harm to occupiers of No. 40 in terms of loss of light or overbearing impact.

No. 36, to the west, is well removed from the extension given the sites angled rear garden. No. 36 is also extended deeper into the rear garden and has a clear glassed lean to addition on its side wall which forms the boundary with the site. A side door is proposed in the new extension facing No. 36. There is already a door in the side wall of the conservatory to be removed. The situation/relationship will not be worsened.

The extension will not be harmful to amenities of either neighbour.

Design

The design of the extension is acceptable on this rear elevation.

Recommendation APPROVE subject to the following conditions**:**

1. Approved Plans
2. 3 years
3. Materials to match

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? N

Case Officer signed: MOK Date: 7/6/17

Authorised and signed by: Peter Barnett Date: 7 June 2017