Development Control – Delegated Officer Report

Application Number: AWDM/0727/16 Recommendation – APPROVE

Site: 36 Mile Oak Road Southwick

Proposal: Single storey side extension to north east elevation

Date of site visit: 28.06.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached two storey dwelling on the north side of Mile Oak Road in Southwick. To the south of the site are mainly semi detached and terraced properties and this site is one of a few detached dwellings in this part of Mile Oak Road.

Permission is sought to erect a single storey flat roof side extension to the main dwelling. The site is a corner plot with Mile Oak Road running to the front and Fairdene to the side.

Although the side of the dwelling is clearly visible within the street scene there is vegetation to the front and side of the dwelling and fencing adjacent to the highway to the side which softens the impact of the dwelling within the street scene.

The extension is proposed to be 3.3 metres wide, 5.3 metres deep and 3 metres high.

Consultations: Environmental Health – Full contaminated land condition is required.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

There was concern expressed by officers with regards to the design and finish of the extension. Although it would be screened to some extent due to its height and proximity to the highway it would be visible. It was considered that the key to reducing its impact and allow such a development would be in its design detailing and how it therefore relates to the host dwelling.

The original plans showed a flat, felt roof with render finish. It was considered that there should be low level brick work to match existing with render above, also a parapet instead of a flat felt roof with brick copping. Tiled cills were also requested to the new windows on the extension to match the main dwelling.

Amended plans have been received to show the required detailing. This allows the extension to relate sympathetically to the main dwelling. It is subservient in scale and will not be overly prominent within the street scene.

Residential Amenity

The proposed extension will not have any adverse amenity impacts for neighbours. It will be visible however due to its limited scale and position adjacent to the highway no property will be directly impacted with regards to loss of light, privacy or overbearing impact.

Recommendation

APPROVE

1. Time limit
2. Approved plans
3. Matching materials
4. Full contaminated land condition

Informative

1. Proactive - with amendments
2. Southern Water

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

Case Officer: Hannah Barker Date: 16th August 2016

Authorised by: Jo Morin Date: 17.08.2016