Development Management - Delegated Officer Report

Application Number: AWDM/0197/22 Recommendation – Approve

Site: 1 The Gardens, Southwick

Proposal: Single storey rear extension. Loft conversion including extension of roof to form side gable and rear dormer. Detached garage and store to replace existing garage.

Date of site visit: 3 March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached bungalow on the north side of The Gardens. It has a rear extension 4.8m deep and a detached garage to the side/rear. It is proposed to replace the existing extension with a new flat roofed extension measuring 7m deep, 4m wide and 3m high. It will be 2.1m off the shared boundary with the attached bungalow to the east.

It is also proposed to construct a side gable to replace the existing half hip and a rear dormer, 6m wide.

Finally, the existing garage is to be demolished and replaced with a larger garage and store measuring 8.4m deep.

Relevant Planning History

None

Consultations

None

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 area.

Visual amenity

The property is adjacent to a 3 storey flat roofed block to the west and the proposed roof alteration from half hip to full gable will not have a significant visual impact, despite imbalancing the appearance of this pair of bungalows.

The proposed dormer is large but is at the rear and it is set down from the ridge so as to not be unduly dominant.

The rear extension is also large at 7m deep but it complies with DM Standard No. 2 which states that "*On semi□detached or terraced dwellings single□ storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m*." In this case it is more than 2m from the boundary. The property enjoys a large rear garden and it will not appear cramped.

The proposed garage will not be further forward than existing but will project further to the rear. As with the rear extension, there is considered to be sufficient space within the garden to comfortably accommodate such a building.

Residential amenity

The roof extensions will not cause harm to neighbouring amenity. 65 Whiterock Place to the east has a blank side wall and is itself 3 storeys high. The dormer will allow views across neighbouring rear gardens but this is no worse than can be experienced in any residential area. There is a long distance of almost 80m to the rear of dwellings to the north, separated by a railway line.

The rear extension is deep but, as it is set off the shared boundary, the impact on No. 3 is not considered to be harmful. No. 3 has a window set within a recess as it has its own rear extension set off the boundary. While the depth of the recess will be increased, the gap to the boundary will remain as existing to enable sufficient light and outlook to the recessed window.

The proposed garage will be on the boundary with 65 Whiterock Place. The existing garage runs along the boundary currently with a low brick wall beyond. The increased depth of the garage will increase the amount of built form on the boundary but it is single storey and flat roofed and will not be unduly overbearing to the occupants of No.65.

Recommendation

APPROVE

Subject to Conditions:-

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

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: Peter Barnett Date: 11 March 2022

Authorised by: Gary Peck Date: 11 March 2022