Development Management– Delegated Officer Report

Application Number: AWDM/1734/15 Recommendation – APPROVE

Site: 23 Phoenix Way, Southwick, Brighton

Proposal: Single storey rear extension to south west elevation to replace existing conservatory.

Date of site visit: 2.02.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey semi detached dwelling in a street of similar dwellings. There is a flat roof single, detached garage set back to the side of the dwelling. As existing there is a conservatory to the rear and the loft has been converted with a half hip to gable and rear dormer.

Permission is sought for the removal of the existing rear conservatory and erection of a single storey flat roof extension. The extension will be 5.7 metres wide, almost the full width of the property. It will be 2.8 metres high and its maximum depth will be 3.2 metres reducing to 1.8 metres, due to the projection of the existing kitchen. The extension will provide an open plan kitchen dining room.

Consultations: None

Representations:

One email received from owner/occupier of no. 24 Phoenix Way. The customer objects to the application. Object to this application if the existing wall of the conservatory and footings have been replaced such that the new footing undermines the footings of no. 24 in any way. Secondly I have concern that the small channel between the proposed walls of no. 23 and those of no. 24 will result in a build-up of debris and damp. I want to be reassured that the design will prevent this concern.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The single storey extension is to the rear of the dwelling and is therefore not visible within the street scene. The existing conservatory is to be removed and this is the same depth as the proposed extension and has a higher ridge, although it is not as wide. The replacement extension is subservient in scale and appearance to the main dwelling. It will not be detrimental to the character and appearance of the street scene or the existing building.

Residential amenity

The proposed extension, is the same depth as the existing conservatory at the boundary of the site with no. 24. It is therefore not considered to have any greater impact than the existing extension. The width is greater however this will not impact upon no. 24 the attached dwelling. The extension will be closer to the dwelling to the west however there is a shared driveway in between. The kitchen window at no. 22 faces onto the side of the site and may have some reduction in light as a result of the proposed extension being of solid brick construction and being closer, this is however not considered to be significant. The window as existing has limited outlook due to it facing onto the side of the existing building, the possible increased impact would not be such to warrant a refusal in this case.

Other matters

The concerns raised by the neighbour at no. 24 are not planning considerations that impact upon the determination of this application. These matters should be discussed directly with the applicant and/or building control if there are any concerns over construction. However, an informative can be included advising that applicant that no part of the extension, including the foundations, should encroach the site boundary.

Should the applicant wish to alter the current proposals following discussion with the neighbour, this could be undertaken by a NMA to the permission.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Location Plan: -received 18th Dec 2015
Block Plan: - received 18th Dec 2015
Drawing no. 10519-1 – received 18th Dec 2015
Drawing no. 10519-2b – received 18th Dec 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No windows or openings shall be formed in the west side elevation of the extension.

   Reason: - In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 9th February 2016

Authorised by: Jo Morin Date: 10.02.2016