Expiry: 25/12

Development Management - Delegated Officer Report

Application Number: AWDM/1368/24 Recommendation – Grant

Site: 13 The Twitten, Southwick

Proposal: Part single/part two storey pitched roof rear extensions. Removal of existing render to the house and replacement with new smooth render. Flue for a wood burner.

Date of site visit: 4/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house on the north side of The Twitten. The house has a front cat slide roof with prominent gabled two storey addition and ground floor bay detail. It is rendered and painted under a tiled roof.

On the west side is an attached garage up to the boundary beyond which is Southwick social club, a single storey detached building. There is a single parking space in front of the garage. On the east side is a semi detached dwelling, No. 15, with a projecting square bay in its west flank which lines through with the main rear wall of No. 13. No. 15 also has a deep flat roofed rear extension with a flank bathroom window facing the site.

The site is not in a conservation and is not a listed building. There are no TPO's on the site. There is no known flood risk associated with this site.

Permission is sought to add a 4 metre deep two storey rear extension to this dwelling. On the east side the first floor element is cut back to 2 metres in depth. A new flue is also proposed on the west elevation.

In the revised proposal the flat roofs have been replaced with pitched roofs and the terrace off the first floor bathroom has been removed.

Relevant Planning History

SW/148/78 – Porch. Granted.

Consultations

Health: Hours of construction condition recommended.

In addition to this, as an informative, the applicant must ensure the burning appliance is installed in accordance with relevant Building Regulations and installed by a HETAS engineer and have the necessary approval by Building Control.

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Representations

In response to the original consultation the neighbour at No.15, to the east, raised no objection. No response has been made in respect of the revisions.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The side bay window in No. 15 will be partially obstructed by the rear extension proposed. The neighbour at No. 15 has confirmed that the room this bay window serves also has patio doors down the garden beyond their rear extension. He is satisfied his 'L' shaped room will continue to receive sufficient light.

The club to the west will not experience any harm.

The reduced depth of the first floor extension closest to the boundary with No. 15 together with the alternative light source described by the neighbour will ensure sufficient light continues to reach No. 15's kitchen and their outlook will not be significantly curtailed.

Visual amenity

The pitched roofs proposed are a considerable improvement to the overall appearance of the extensions.

Highways

No alterations to the highway are proposed.

Recommendation

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APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east side elevation of the extensions.

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The burning appliance must be installed in accordance with the relevant Building Regulations, by a HETAS engineer, and have the necessary approval of Building Control.

Case Officer:	MOK	Date: 31.1.25
Authorised by:	Peter Barnett	Date: 31 January 2025