Development Management – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0625/20

Site: **47 The Crescent, Southwick, Brighton**

Proposal: **Two-storey rear and side extension to south west elevation and single storey rear extension.**

The Application

The application site is located within the built up area of Southwick on the north side of The Crescent. The street comprises of similar style 1930s semi detached, two storey dwellings. As existing the dwelling has a single storey detached flat roof garage to the side which abuts the boundary, there is off street parking to the front and a small front porch. There is a two storey rear projection, set in from the boundary.

Permission is sought to demolish the garage and build a two storey extension to the west side of the building. Amended plans have been received which show changes from the original design. The plans show a more subservient design with lower ridge height and set in by 1 metre from the side boundary, this was in line with officer advice. The plans show a side extension to connect with the existing rear projection and front projection with sloping pitched roof. The extensions form a kitchen, utility, W.C and playroom at ground floor and two bedrooms at first floor. Also proposed at ground floor between the rear projection and the boundary is a single storey flat roof extension 2.8 metres in depth.

Consultations and Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019

Planning Assessment

Policies

The proposal comprises 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 main property to be affected is no. 45 to the west. There is a matching garage abutting the site at the neighbouring property allowing for spacing between the main buildings. The proposed extensions will bring the building closer to no. 45 however a space of 1 metre will remain adjacent to the boundary. There are windows on the side elevation of no. 45, however these appear to be secondary windows only. The side elevation of the proposed extension has no windows and a proposed door at ground floor. It is therefore considered that there will be no loss of light, privacy or overbearing impact in this case upon the occupiers of no. 45. A condition will also be attached to ensure that no windows are inserted in this elevation.

The attached dwelling to the east, no. 49 is of matching design. They both have two storey rear projections with recessed French doors adjacent to the boundary. The proposal here is to extend at single storey in line with the two storey section, 2.8 metres. This will result in some loss of light to the rear adjacent window due to this being recessed. It is however considered, on balance, that any loss of light in addition to that existing is limited and would not in this case warrant a refusal. There is also a roof area over this space directly to the rear and this could be removed by the neighbour to increase light and out look if they so wished. This extension is also less than 3 metres in depth which could be constructed under permitted development in most circumstances.

Visual Amenity

As amended the two storey extension is visible within the street scene and is subservient to the main dwelling. It is set back from the front elevation, set down from the main ridge and set in by 1 metre from the side boundary, therefore complying with the Council's Development Management Standard No.2. It is in keeping in design and scale with the main dwelling and street scene. Materials used will match existing. There is another example of a two storey side extension nearby at no. 39 permitted under ADC/0339/10.

Recommendation

APPROVE

1. 3 year time limit
2. Materials to match
3. No openings on west elevation
4. Approved plans

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.

Case Officer Hannah Barker Date: 14th June 2020

Signed : Peter Barnett Date: 15 June 2020