Development Management - Delegated Officer Report

Application Number: AWDM/0312/18 Recommendation – APPROVE

Site: 176 Downsway, Southwick, Brighton

Proposal: Ground floor side extension to west elevation.

Date of site visit: 1/05/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow at the north of Southwick, adjacent to the South Downs National Park. The ground level of the site increases from south to north and a grassed open space with public footpath is located to the west of the bungalow. Slightly to the north west is an enclosed wooded section of land which abuts the side boundary of the site. There is a long driveway to the front of the bungalow, some vegetation screening to the front and side boundary and a close boarded fence with brick piers which runs along the side boundary.

Consent is sought to add a single storey side extension with part hipped part flat roof. The side is wider to the front and narrows to the rear. The extension follows the line of the side boundary and is therefore an irregular shape in filling the gap to the side of the bungalow. The plans show a set back from the front of the main bungalow. The extension will provide two additional bedrooms and a W.C.

Consultations: -

South Downs National Park Authority: - No comments

Adur and Worthing Councils: The **Tree and Landscape** Officer does not foresee any problems with damage to the trees, such as RPA or possible reduction

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 (March 2012)

Planning Assessment

Principle

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.

Visual amenity

When viewing the proposals on the submitted drawings the extension on the front elevation appears wide in relation to the main bungalow. Yet within the context of the position of the bungalow and the proposed extension, the site reducing in width to the rear and the proposed low level roof design it is considered that the addition will be 'tucked in' to the corner of the site and appear subservient to the main dwelling.

The extension abuts the side boundary of the site, yet the wooded nature of the adjacent land use provides screening to soften any visual impact when viewing the site from the open space to the east; also removing any impact to the South Downs National Park to the north. The materials used will be conditioned to match existing.

On balance the proposal will not dominate the existing bungalow or be detrimental to the character and appearance of the street scene.

Residential amenity

Due to the siting of the extension and the adjacent open space, the proposed extension will not impact upon any adjacent residential properties, it may be visible from the front and side of the site by neighbouring residents however there will be no adverse impact in terms of loss of light, privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or openings on the western elevation.

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: Hannah Barker Date: 8th May 2018

Authorised by: Peter Barnett Date: 14 May 2018