Development Control – Delegated Officer Report

Application Number: AWDM/0248/19 Recommendation – APPROVE

Site: 18 Sandown Road, Southwick, BN42 4HB

Proposal: Single storey extension to front (north) elevation

Date of site visit: 07.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property relates to a two storey, semi-detached dwelling with integral garage, on the south side of Sandown Road. Currently the property has a flat roof front porch.

The proposal seeks permission to extend the front porch out to be in line with the front elevation of the dwelling and the resultant porch will have a mono pitch roof to be in line with the existing roof of the garage; a new front entrance door; and a new side (east) window.

The proposal also indicates that the garage will be converted to a utility room, together with the removal of the garage door and its replacement with a window. With a lack of any condition on its original permission requiring the garage to remain, the works to convert it to living accommodation, and to install the window, are deemed permitted development, thereby no formal planning application is required for these works.

Relevant History:

SW/52/69 Outline application to demolish existing semi-detached bungalow and garage. Proposed pair of semi-detached houses **Approved 12.05.1969**

SW/116/69 Approval of reserved matters for a pair of semi-detached houses with integral garages **Approved 13.08.1969**

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policy 15
Development Control Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal for a front extension within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front porch extension will marry with the one already undertaken at the neighbouring property, no. 18A Sandown Road, and therefore will visually balance the existing pair.

Residential Amenity

The extension is far enough away from no. 16 so as not to interfere with the existing residential amenities of the neighbouring property.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.03.2019

Authorised by: Peter Barnett Date: 12 March 2019