Development Management - Delegated Officer Report

Application Number: AWDM/1404/20 Recommendation – APPROVE

Site: 71 Mile Oak Road, Southwick

Proposal: Single storey rear extension

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling within a street of similar properties. The existing plans show a rear conservatory which has since been removed. Consent was originally sought for a single storey extension with flat roof 4 metres in depth. The projection was to be set in from the boundary to the west and built up to the boundary to the east.

Officers advised that this proposal could not be supported as the adjacent, attached dwelling, no. 73 had a rear projection which would leave a window in a recess as a result of the proposed development. Amended plans have therefore been submitted which show a reduction to 3 metres in depth.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The extension is to the rear of the property it will not be visible within the street scene, as amended it is subservient in scale and materials are to match existing.

Residential amenity

The extension as amended is 3 metres in depth which in a case such as this would be considered to be permitted development. In this case as it replaces an existing extension for technical reasons it does require consent. It is however considered that on balance taking into account the limited depth of the extension and this being considered in general terms to be permitted development and that no concerns have been expressed by the occupiers of the adjacent property that the plan as amended can be supported here. Also taking on board the fact that the proposed 3 metre extension replaces an existing conservatory which abutted the boundary here. On balance this can be supported.

Recommendation

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 or west elevation of the extension.

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 16th November 2020

Authorised by: Peter Barnett Date: 17 November 2020