Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1266/24 **Recommendation – APPROVE**

Site: **35 Downsway, Southwick, BN42 4WA**

Proposal: **Erection of single storey rear extension.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is positioned on the west side of Downsway, Southwick. Downsway is situated on rising land. No. 35 is a detached bungalow within a street characterised by detached, hipped roof, bungalow, and is located on the west side of the road, many of which have been extended in some form.

The front has an outrigger section which incorporates a half circle bay window, and the front door is located to the north side of the property. There is a 1980's extension to the rear has an existing extension, and there are outbuildings in the rear garden.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to provide:-

- A rear flat roof extension;
- Measuring approx. 2.55m wide x 3.2m deep x 3.05m high;
- Located between the existing rear pitched roof extension and the mutual boundary with no. 33;
- A window is shown in the side south elevation & glazed French doors in the rear west elevation.

Relevant Planning History:

SW/1/84/TP/2905 Extension to rear. **Approved 20.01.1984**

Consultations: None

Representations: None received

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Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The extension as proposed will be no closer to no. 33 than the existing bungalow, and therefore will be approx. 650mm from the mutual fencing. The cill height of the proposed side window will be approx. 1.5m from the ground level and the cill height of opening fanlight will be approx. 2.3m from the ground level. Although the outlook from the new window would generally be onto the existing fence, it is considered that because no. 35 is on higher land than its neighbour no. 33, the window may well enable views over the fence and therefore the window should be obscure glazed and fixed up to the opening fanlight, in order to prevent overlooking onto that property.

The extension will also be no deeper than the existing extension, thereby the infill will be subservient in relation to the existing property and will not result in any material harm to the neighbouring residential property.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glaze side window

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.11.2024

Authorised by: Peter Barnett Date: 15 November 2024