Development Management - Delegated Officer Report

Application Number: AWDM/0837/22 Recommendation – APPROVE

Site: 32 Park Lane, Southwick, West Sussex

Proposal: Single storey side extension to replace existing conservatory

Date of site visit: 21st June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on elevated land on a corner plot in Southwick. Park Lane runs to the south and Kingston Lane to the west. To the rear of the bungalow on the east side there is an existing conservatory. Consent is sought to remove the conservatory and construct a single storey pitched roof brick and tile extension to match existing, to the same depth as the existing conservatory at 4 metres.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the corner siting of the bungalow the existing conservatory is visible from the highway to the south, Park Lane. It is adjacent to the detached single garage building. The replacement extension will be higher with a hipped roof, however it will be set down from the main ridge. It will be subservient in scale to the existing bungalow and in keeping in design and materials.

Residential amenity

The main property to be affected is that to the north, a detached bungalow, which is angled away from the site slightly. There is spacing between the dwellings and at 4 metres in depth the extension is not considered to have any adverse impact in terms of loss of light and outlook. Despite the increased roof height, increasing bulk, the proposal can be supported as no significant harmful impact will occur.

To the east is the side of the adjacent bungalow on Park Lane, there are secondary windows facing the rear of the proposed extension. There will be no greater impact than existing, and the existing garage is adjacent to this boundary. No adverse impact would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 23rd June 2022

Authorised by: Peter Barnett Date: 23 June 2022