Development Management – Delegated Officer Report

Application Number: AWDM/0727/24 Recommendation: APPROVE

Site: 9 Park Lane, Southwick, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling on the south side of Park Lane, Southwick. The property is brick built with painted render at first floor level.

Consent is sought for a single storey flat roof extension to the rear of the dwelling. Prior to this submission an application was submitted for the proposed extension to be considered against the Town and Country Planning (General Permitted Development) (England) order 2015, AWDM/0457/24. This was refused as it was deemed that an extension, which has since been removed, is an original part of the building. The proposed extension would therefore extend from the original side wall of the dwelling house and therefore does not constitute permitted development under schedule 2, Part 1, Class A of the General Permitted Development Order 2015, as amended. The extension would be built from the original side wall and would be greater than half the width of the original house. It measures 4.2m deep.

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 (December 2023)
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

The extension is to the rear of the property, it replaces an existing rear original extension and a more recently built conservatory. It is of flat roof design and is to the rear of the dwelling, it will not be visible within the street scene. It is in scale with the existing dwelling. There are properties of varying style and appearance within the street and extensions also vary in scale, design and materials. This extension will be subservient and appropriate in this case. The bricks to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the application site. The attached dwelling has a rear bay window which appears to be approximately 1 metre in depth. Development Management Standards No. 2 states that extensions adjacent to the boundary of attached dwellings should not extend beyond the rear of the neighbouring property by more than 3.5 metres. In this case the extension is 4.2m deep but, as a result of the existing bay, it will not project more than 3.5 metres beyond the bay (approx 3m). It therefore can be supported as it will not have any adverse impact upon this adjacent, attached dwelling which would warrant a refusal in this case.

To the east is a semi detached dwelling which is set closer to the road than the application site. The building already projects beyond the rear of this dwelling despite there being a rear conservatory. However directly beyond the conservatory is a covered pergola not attached to the house which will currently block light from the rear of the dwelling. The extension will be set in from the boundary and alongside this existing structure. It is not considered that there will be any harm in this case in terms of loss of light or outlook. A condition is attached to ensure that no side windows can be added.

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

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: 16th July 2024

Authorised by: Peter Barnett Date: 17 July 2024