Development Management - Delegated Officer Report

Application Number: AWDM/0842/20 Recommendation – Approve

Site: 14 Mile Oak Crescent, Southwick

Proposal: Demolition of existing rear/side extension and construction of proposed side and rear pitched roof extension

Date of site visit: 23 June 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling. It has a recessed area at the rear and a single storey lean-to extension on the side adjacent to a driveway. It is proposed to construct a single storey extension at the side and rear, infilling the rear recess and replacing the existing side lean-to.

The rear extension will project 5m from the recessed rear wall and will have a flat roof with false pitch.

Relevant Planning History

AWDM/0706/17 - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 3.5m from rear wall of the original dwelling, maximum height 2.9m and maximum height of eaves 2.9m.

Consultations

None

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)

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 a modest addition which will not cause visual harm to the area and which respects the character of the existing property.

Residential amenity

The attached house, No.16, has already infilled their recess and the proposed extension will only project 1.4m beyond the rear wall of that extension. No loss of amenity is expected.

The side extension faces the driveway between the site and No.12. It replaces an existing extension and will not cause any harm.

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: Peter Barnett Date: 10 July 2020

Authorised by: Gary Peck Date: 10 July 2020