Development Management – Delegated Officer Report

Application Number: AWDM/0195/24 Recommendation: APPROVE

Site: 2 Millcroft Avenue, Southwick, West Sussex

Proposal: Single storey side extension

Date of Site Visit: no visit use of google maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow on the corner of Downland Avenue and Millcroft Avenue. There are other bungalows and chalet bungalows within the surrounding locality of various styles and design. Consent is sought to add a small single storey side extension with a hipped roof. It is 1.3 metres wide and slightly set in from the front and rear of the site.

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

Due to the corner position the extension will be clearly visible within the street scene. However its subservient scale, design and heightwill limit its impact. It will be built in materials to match existing. There is space between the side of the dwelling and the highway and the proposed extension will not be dominant when viewed within the

street scene despite the open nature of the side of the dwelling with low level wall and some planting.

The plans submitted show the line of the front of the bungalow to the rear and identify that the proposed extension only slightly exceeds this building line. On balance this would not be harmful in terms of the existing character and pattern of development here.

Residential amenity

The extension would be visible from the adjacent dwellings. There are two existing windows in the side elevation which will increase to three; these overlook the street and properties opposite. This is considered acceptable as the windows opposite are not private facing the highway.

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: 11th March 2024

Authorised by: Peter Barnett Date: 11 March 2024