# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – APPROVE**
**AWDM/1707/14**

**Site:** **12 Cross Road Southwick**

**Proposal:** **Demolition of existing shed and construction of single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

**Proposal, Site and Surroundings**

The proposal is for single storey rear extension to measure (at max) 3.2 metres in height, 3 metres in length, and 3.4 metres in width.

The application property is a semi-detached inter-war period, property divided into flats.

The surrounding area is just off from Southwick Green, residential in its character.

**Relevant Planning History**
None

**Consultations (summarised)**

**None**

**Representations (summarised)**
None

**Relevant Planning Policies and Guidance**

Adur Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

**Planning Assessment**

***Principle***

Upgrading of residential accommodation is acceptable in principle.

***Visual amenity***

The modest extension would be of an acceptable scale and design, and well integrated with the host building in terms of its form and exterior materials and finishes.

It would not be visible from the street.

***Residential amenity - neighbours***

The neighbours principally impacted upon by this development are those to either side (it is physically removed from the remainder).

*Neighbour to south-east*

There would be adequate distance to the neighbouring building in this direction so as to ensure no adverse harm onto this neighbour's living conditions by way of overbearing, overshadowing, and loss of privacy.

*Adjoining neighbour*

This neighbouring building has its own extension at the rear. The proposed extension would not protrude beyond this and would be less high – so it would be entirely screened and no harm would arise from it.

**Recommendation**

**APPROVE**

**Subject to the following conditions:-**

1. *Standard time limit*
2. *Approved Plans*
3. *Exterior materials to match*

***Informative:***

*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.*

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 26-1-2015

Authorised and signed by: Peter Barnett Date: 26 January 2015