Development Management - Delegated Officer Report

Application Number: AWDM/0173/18 Recommendation – APPROVE

Site: 20 Downland Avenue, Southwick

Proposal: First floor rear extension to south elevation.

Date of site visit: 3rd April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of both detached and semi detached dwellings. The ground level of the site drops from north to south. The site is on the southern side of Downland Avenue.

As existing there is a flat roof, single storey rear extension and a single garage set back to the side of the site. Consent is sought to add a first floor addition above the existing ground floor extension. The extension is 3 metres in depth on the eastern side of the building reducing to 1.8 metres on the western side of the rear elevation. The first floor addition will be the same dimensions with a full hipped roof to the deep section and a half hipped with flat roof to the smaller section. It will provide an enlarged master bedroom and ensuite.

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 (March 2012)

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 to the rear of the property and is therefore not directly visible within the street scene. It is considered to be subservient to the main dwelling with the height of the extension roof set down from the main ridge. The design is in keeping with the main dwelling with materials to match existing including tile hanging to the first floor addition.

Residential amenity

The main properties to be affected by the proposed extension are those either side and to the rear. There is a long rear garden at the application site with gardens to the rear generous in depth also. It is therefore not considered that the proposed rear facing first floor windows will result in any increased overlooking to the rear. First floor windows already look toward the rear of the site and this is common in built up areas such as this. The windows will be slightly closer yet a distance in excess of 30 metres will remain.

With regards to nos. 18 and 22 either side of the site to the west and east, the extension will project to the rear at first floor level beyond the rear of no. 18 and in line with the ground floor conservatory extension at no. 22. There will be some impact, no. 22 is closer to the proposed extension and the deeper section is adjacent to this boundary. There is considered to be some loss of light and overbearing impact to the adjacent conservatory, yet the impact is not considered to be such to warrant a refusal here. The depth is not excessive and the extension is set in from the boundary. The adjacent first floor window again will receive some loss of light and overbearing impact but not to a significant degree.

The shallower section is adjacent to no. 18 and there is also separation between the properties due to the driveway and access. It is not considered that there will be any loss of light or overbearing impact here. This side also has the lower roof form. There are windows on the side elevation of no. 18 which will receive less light as a result of the proposed first floor addition. It is however considered that due to the position of these windows, the light received is already limited and that they do not appear to serve habitable rooms. The impact is therefore acceptable here.

There are no windows or openings proposed on either side of the first floor addition therefore no overlooking to adjacent neighbours. A condition is attached to ensure that no openings will be installed in the east or west side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the east and west side 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: 10th April 2018

Authorised by: Peter Barnett Date: 10 April 2018