Expiry Date - 06/02/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1754/14 Recommendation – APPROVE

Site: 57 Hill Farm Way Southwick Brighton West Sussex

Proposal: Single storey rear extension

Date of site visit: 18/12/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in a road of similar properties. There is a garage to the rear north side accessed via a shared driveway that also serves the similarly sited garage of the dwelling to the east at no. 59. The dwelling has an outrigger to the rear on its western end and this projects 2.2m from the rest of the rear elevation. The side boundary to the west is enclosed by a tall close-boarded fence. The boundary to the east is enclosed by the garages of the two neighbouring dwellings and a tall close-boarded fence. The host property currently has a rear conservatory with side and rear facing glazed elevations.

The proposal is for the replacement of the conservatory with a single storey rear extension under a dual pitched roofed rear extension 4 metres in height x 3.4 metres in depth x 6m in width. The western side will project 1.135m back from the current outrigger. There would be rear / north facing windows and doors and two east side high level windows. Materials would match the host dwelling.

Relevant site history None

Consultations None

Representations None

Relevant Planning Policies

Adur District Local Plan saved policies: AG1, AH7 and Development Control Standard no.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2012.

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be subservient and appropriate to scale of the dwelling and by virtue of being positioned to the rear of the dwelling, it would not affect the street scene.

Residential amenity - neighbours

The neighbours principally impacted upon by this development are those to either side.

The neighbouring house to the west would be unlikely to be affected as in line with the SPD the overall depth of the extension would not exceed 3.5m. There would be no loss of privacy to this neighbouring property as there would be no side facing windows to the west. The scale of the extension would not be so great as to cause loss of light or outlook, especially given its position over 2m from the boundary and the shallow pitch of the proposed extension roof.

The occupiers of the neighbouring property to the east would suffer no greater loss of privacy compared with the effect of the conservatory with its glazed sides. In any event, the proposed windows would ne high level and would face the tall side fence. The shallow pitched roof formation would ensure no serious loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans: block plan and drawing no. 14/978/01 received 12/12/14 and site location plan received 16/12/14.
3. Exterior materials/finishes
4. No further side apertures

Informative

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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 letter(s) of representation? N

Case Officer: L Simmons Date: 15-1-2015

Authorised by: J Morin Date: 22.01.2015