Development Management - Delegated Officer Report

Application Number: AWDM/1295/21 Recommendation – APPROVE

Site: 6 Springate Road, Southwick, BN42 4LF

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Springate Road in Southwick and is a semi-detached bungalow with an existing rear extension. The front has 2no. semi-circular bay windows each of which are positioned either side of the front entrance door.

The street comprises predominantly bungalows, in a mix of detached and semi-detached. Two storey dwellings are located further along the road. Many properties have undergone extensions including front and/or rear dormer extensions.

Proposal:

The proposal seeks permission for a single storey rear extension measuring some 4.8m deep (approx. 3.5m deep next to no. 8) x 12m wide x 3.3m high (excluding rooflights)

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed rear extension will 'straighten' out all the bits and pieces of the existing extensions on the rear of the property, thereby allowing the extension of the internal layout also. The south side of the rear extension will not be any deeper than the neighbouring properties extension at no. 8, and a gap of some 350mm between the side wall and that of the neighbours at no. 8 will allow for guttering overhang. No windows are proposed in either of the side walls of the extension, and it would be reasonable that a condition be attached to any permission limiting windows within these elevations.

The rear elevation will have 2no. sets of fully glazed bifold doors together with side windows next to the doors off the living room, and a further window off the kitchen area. The flat roof will have 2no. rooflights within it. The design of the extension will be appropriate for its location.

As the rear extension will not protrude any further out than the extension at no. 8, it will not have any material effect on that property.

The gap between the proposed side elevation and the side elevation of no. 4 is some 3m. No. 4 itself has a rear extension with no side windows facing the application site, thereby there will be no negative impact onto this side elevation. However the proposed extension will be longer than the rear extension at no. 4 and it does lie to the south of that property, but using the 45^0 rule, none of the proposed extension will be in the line of sight from the rear window of the neighbouring extension, and thereby it is concluded the proposal will not materially affect the existing residential amenities of the neighbouring property no. 4.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 31.08.2021

Authorised by: Gary Peck Date: 1 September 2021