Development Management - Delegated Officer Report

Application Number: AWDM/1112/21 Recommendation – APPROVE

Site: 8 Park Way Close, Southwick

Proposal: Single storey side/rear extension

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached property within the end section of a cul de sac. Semi-detached dwellings of similar style are either side. As existing there is a detached flat roof garage set back to the side of the building and there is a two storey addition to the rear. Consent is sought to remove the garage and construct a single storey flat roof wrap around extension to the side and rear of the main dwelling. This will project 1.5 metres to the rear and 1.3 metres to the side beyond the side elevation of the main dwelling. It is proposed that the space will be opened up internally with a roof light and rear bi folding doors. Render is proposed to match existing.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 set back to the side and rear of the dwelling house. Due to the side projection of 1.3 metres this is visible and will be seen from the street. However it will have a similar if not lesser impact than the existing flat roof garage which is visible to the side of the property when viewed from the street. The extension will appear subservient to the main dwelling due to its limited depth and width and it being single storey. Much of the additional footprint is countered by the loss of the garage. Materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the south there is a side flat roof extension adjacent to the boundary. The proposed extension will partly be adjacent to this and also in the site of the existing garage. No additional side windows are proposed. It is not considered that the extension will result in any detrimental impact to the property to the south taking into consideration the existing situation.

To the north the neighbouring property is affected by the 1.5 metre deep flat roof projection to the rear of the dwelling only. Due to the position of the buildings and the relative boundary line the spacing between the dwellings increases towards the rear. There is a rear conservatory at the adjacent property however again due to the angle and the spacing there will be no adverse impact. A condition is attached to ensure that no openings are added on the side elevations to protect the amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation 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: 12th July 2021
Authorised by:	Peter Barnett	Date: 12 July 2021