Expiry Date – 11/2/19, eot to 21/2

Development Control – Delegated Officer Report

Application Number: AWDM/1799/18 Recommendation – Grant

Site: 4 Spinnals Grove, Southwick

Proposal: Single storey rear extension (existing extension removed)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29/1

Site and Surroundings

Detached house on the west side of Spinnals Grove, one of 12 built in the 1980s. The rear garden backs onto Kingston Lane. The site is within Kingston Buci conservation area. It is not a listed building and there are no protected trees on the site.

Proposal

Planning permission is sought to remove a rear conservatory and to replace it with a single storey extension. The extension measures 4.2 metres in depth and is 2.7 metres in height. It has two rooflights. It is less deep than the conservatory to be removed but fully square and not dog legged like the conservatory.

Relevant Planning History

78/03 – Rear conservatory- Granted 2.9.03

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 15 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the conservation area and the impacts of the development on neighbour amenity.

Neighbour

The conservatory to be removed is 4.8 metres deep closest to the boundary with No. 3. It has a pitched roof with a maximum height of 3.5 metres.

The proposed extension is no closer to No. 3 and is only 4.2 metres deep. Both properties are set off the shared boundary and the nearest window in the side wall of No. 3 is to an integral garage. The extension does not extend beyond the rear wall of No. 3. No harm will occur to occupiers at 3.

The extension is set off the side boundary with No. 5 by 3.8 metres. Again no harm will occur.

Conservation area.

This simple rear extension will not cause harm to the setting of the conservation area. It will be possible to view the extension from Kingston Lane and the Conservation Area to the west but it will have a lower roof than the existing extension and will be largely screened behind the boundary wall.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows.

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? No.

Case Officer signed: MOK Date: 20.2.19

Authorised and signed by: Peter Barnett Date: 20 February 2019