# Development Management - Delegated Officer Report

**Application Number: AWDM/1555/18 Recommendation – APPROVE**

**Site: 29 Kingston Lane, Southwick**

**Proposal: Proposed single storey rear extension.**

**Date of site visit: 23.11.2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is positioned on the east side of Kingston Lane and is a large two storey semi-detached dwelling. The long rear garden is lower than the dwellinghouse, and the large rear patio area is above the rear garden; the property has bifolding doors accessing the patio. There is also an existing large rear flat roof dormer. The neighbouring property to the north, no. 27 has a flat roof rear extension onto the boundary with no.29; and no. 29 has high dense planting onto the boundary with no.27 right next to their existing extension.

The proposal seeks permission for a single storey rear extension 5m in depth; 7.75m in width; and approx. 3.5m high. The extension will be wider than the dwelling will some 1.5m of the extension protruding to the side, which will have a door facing the street. The flat roof will have rooflights within it. The proposed extension would be sited approx. 200mm from the side boundary with the adjoining semi, no. 27 and of a similar amount to the side boundary with no. 31 to the south.

## 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 2018

## 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 proposed extension is to the rear of the dwelling, with the wrap around section to the side being viewed from the street. However, as this section is only 1.5m in width and is flat roofed; and is set back from the street; it will not result in a visually dominant feature within the street scene.

The rear extension is in keeping with the design, character, appearance and scale of the existing dwelling, and although is shown to be slightly deeper than its adjoining neighbour to the north, no.27 it will not result in unacceptable overshadowing etc. to that property due to the fact that currently there is high planting directly onto that boundary comprising bamboo and ivy, both of which form a screen all year round. These plants will undoubtedly be lost by the development, but it is considered that the proposal is not as intrusive and dominant as the existing planting.

The property to the south, no. 31, is on slightly lower land and there currently is a fence and planting onto the boundary, including Holly and tall Bamboo. The extension will be close to the boundary, but again like the planting onto no. 27, it is considered that the type of planting is quite dense and causes a degree of overbearing, and thereby its replacement with a rendered surface building, which is largely lower than the planting, will not result in unacceptable harm onto the neighbouring property no. 31.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or openings in the side elevation of the extension.

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

**Informative:-**

1. Approved without amendment

Case Officer: Eve Hearsey Date: 03.01.2019

Authorised by: Gary Peck Date: 4 January 2019