Development Management - Delegated Officer Report

Application Number: AWDM/1876/21 Recommendation – APPROVE

Site: 55 Kingston Lane, Southwick

Proposal: Proposed first floor bay window over existing ground floor bay window on rear elevation.

Date of site visit: 8th February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a red brick late Victorian/Edwardian two storey dwelling with a low pitched roof. The property has butterfly wings either side of the front door. The house is set back from the road with a large south west facing front garden.

The property is generally unaltered from the front but has been extended at the rear. The rear elevation is far less ornate and much simpler in its appearance. The property has a large rear garden and there is an out building to the rear to the north side.

To the south and set well off the boundary is a three storey block of flats. To the north is a chalet bungalow. At right angles to the rear garden boundary are two storey houses in Westmount Close. The dwelling is largely hidden from view from the road behind dense planting but the south west corner is visible. The side and rear elevations are also visible from Meadway Court.

The property is not in a Conservation Area and is not listed. There are no protected trees on the site.

Application, AWDM/0583/20 was refused and an appeal dismissed for a proposed two storey rear extension, two storey side extension with basement and first floor extension of existing ground floor extension. It was refused due to its harmful impact to the character and appearance of the original dwelling in terms of its proportion, form, siting and scale.

The applicant has proceeded with renovating the house under permitted development and at the time of visiting the house was undergoing work. The current application seeks consent for a first floor bay window to the rear of the property. It is proposed to replicate the existing ground floor bay window.

Representations

1 representation received from the owner/occupier of no. 6 Westmount Close. Object to the bay as it will allow direct vision from the side panels into my property. The bay will extend the build further towards my property. The existing works have already formed a considerable intrusion onto my space.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed bay is to the rear of the property so is not visible from the street frontage, Kingston Lane. It will not impact upon public views. The scale and design is in keeping with the dwelling house matching the ground floor bay and reinstating some original features.

Residential amenity

As stated above the bay is not visible from the street however it will be visible from properties either side of the site, the flats to the south and the houses in the neighbouring cul de sac to the north-east. The bay projection will result in a greater potential to overlook due to the design of the windows projecting from the building, allowing panoramic views. However, due to distances in excess of 16 metres and the overlooking being oblique and not direct to the adjacent dwellings, on balance it is not considered that any overlooking would be harmful or warrant a refusal in this case. Furthermore, it is evident that there was previously a first floor bay window on the rear elevation which had been closer to the northern boundary than that now proposed. It is therefore difficult to argue that this proposal will introduce harmful overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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: 22nd February 2022

Authorised by: Peter Barnett Date: 22 February 2022