Expiry Date - 30/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1389/23 Recommendation – APPROVE

Site: 14 Roman Crescent Southwick West Sussex BN42 4TY

Proposal: Replacement of existing conservatory with single storey rear extension.

Date of site visit: 01/11/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Site Notice posted on 19/10/2023 and publicised in local newspaper on 12/10/2023

Site and Surroundings:

The application property is located on the south side of Roman Crescent within a residential area of Southwick. The property is a characterful two-storey detached household comprising facing brick to lower elevation and white wet dash render to upper elevation, a plain tiled gable roof, along with white UPVC openings. Notable features to the façade include the row of decorative pillars to create an open canopy area at ground floor level, and the recessed balcony area and projecting box bay window to first-floor level. A pitched roof garage adjoins the property to the west.

The property benefits from a generous plot size and building, set back from the public realm a moderate distance behind an open hardstanding. A tall hedgerow separates the property from the adjacent neighbour No. 12 Roman Crescent to the west. A private road is located off Roman Crescent to the south and runs between the application property and neighbour to the east No. 24 Roman Crescent, serving access to the properties to the rear of the application property; Pendennis, The Cottage, The Poplars, and Orchard Dene.

The rear garden space of the property is of a particularly generous size and is split into two sections; an area of grass and an area of floor tiles encompassing an outdoor pool with outbuilding to the rear. Projecting from the rear elevation is a conservatory to the easterly side along with a veranda structure to the westerly side which covers an outdoor seating area. The garden is bounded by a tall wall to the east adjacent the private road and fence with bordering shrubberies to the west.

Properties No. 6-14 (even) along the south side of Roman Crescent have a uniform appearance within the street scene and all exhibit the same architectural features.

The application property is located within Southwick Conservation Area.

Expiry Date - 30/11/2023

Proposal:

Permission is sought to demolish the conservatory and construct a single-storey rear extension with flat roof in its place to create an open plan kitchen and living area. The extension would comprise facing brick elevations and white UPVC openings.

The conservatory measures approximately 4.5m deep, 8m wide, and 3.5m high, shallowing to 2.35m. The proposed extension would retain the existing footprint of the conservatory, differing only through the inclusion of an alcove within the kitchen which would extend an additional 0.55m from the easterly side of the rear elevation. The extension would have a flat roof height of approximately 3.25m and a shallower 2.95m to alcove. A window to the alcove is proposed to the rear along with bi-fold doors and bi-fold doors are also proposed to the side (west) elevation which open onto the outdoor seating area under veranda. 2No. roof lights are proposed.

The existing rearmost roof light to the side (east) lean-to is proposed to be enlarged and repositioned slightly. It appears this alteration can be achieved under permitted development.

Representations: None received.

Consultations:

Adur District Conservation Advisory Group: No objection.

Relevant Planning History:

Plentiful planning history at the application property including for extensions and alterations under SW/22/88/TP/660 in 1988 and SW/32/94/TP/15477/ SW/66/94/TP/15702 in 1994.

Planning permission granted at the adjacent property No. 12 for replacement of conservatory under SW/156/78/TP/8682, decision issued 1978.

Planning permission granted at the adjacent property No. 24 for single-storey rear extension (and loft conversion with roof lights) under ADC/0341/08, decision issued 2008.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 16, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
Southwick Conservation Area Character Appraisal and Management Strategy
National Planning Policy Framework (Revised September 2023)

Expiry Date - 30/11/2023

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 character and appearance of the surrounding area and Conservation Area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The positioning of the extension to the rear behind the large house means that views of it would only be possible from an oblique angle of the street scene between the application property and No. 24 to the east. The proposed layout, proportion, and design of the extension would be sympathetic to the existing house; the footprint of the extension would replace the existing conservatory and the proposed face brick would blend with the exterior finish to this east side elevation. The flat roof would be of utilitarian form but this would not give rise to material harm by virtue of the extensions comfortable distance to the public realm and the limited views of it, owing in part to the proposed parapet above the existing lean-to at the side (east) elevation which would conceal much of the roof.

The property is considered to be of visual merit within the street scene and positively contributes to the Conservation Area. A heritage statement and HER report accompanies the submission which identifies the rich heritage within the surrounding area. It is considered that the proposal, by virtue of its siting, scale, and design when read within this context, would not adversely affect the setting of the Conservation Area or nearby heritage assets.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

Whilst the overall footprint that would be created by the extension would be of a moderate size and the materials and form proposed would result in an increased massing and heavier appearance, especially when viewed from the adjacent neighbour to the east No. 24, in treating this application on its individual merits, it is considered that the proposed works would have no detrimental impact on the amenities of surrounding neighbours; the extension would replace the existing view of the conservatory, would be situated a sufficient distance from neighbours, and the openings would face into the applicants own large garden and/ or be located a sufficient distance from amenity.

Recommendation:

APPROVE subject to Conditions:-

Expiry Date - 30/11/2023

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings East Elevation

Informatives:-

1. 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 letter(s) of representation? N

Case Officer:	Jason Albon	Date: 29.11.2023
Authorised by:	Jo Morin	Date: 29.11.2023