Expiry Date – 22/3

Development Control – Delegated Officer Report

Application Number: AWDM/0077/18 Recommendation – Grant

Site: **42 Southwick Street, Southwick**

Proposal: **Single storey rear extension to east elevation to replace existing (retrospective)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/3

Site and Surroundings

This application relates to a semi detached house on the east side of Southwick Street north of Glebe Close. The property is an Edwardian brick bay fronted house. It is not in the conservation area but sits opposite the boundary with Southwick conservation area. It is not a listed building.

Proposal

Permission is sought to retain a flat roof extension which is nearing completion. It is built out of block work and the plan is to give it a rendered finish. It extends across the full width of the property and is 4.406 metres deep. It replaces an original pitched roof half width rear addition, common to these houses, and a conservatory.

Relevant Planning History

AWDM/1765/17 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.9m and height of eaves of the extension 2.9m. Withdrawn 20.12.17

ADC/0702/07 – single storey rear extension. Granted 14.1.08

Consultations

None received.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 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 area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 44, to the north sits deeper into its plot than the rear wall of the extension and is separated from it by the width of a garage and passageway. The side window erected in the extension is high level so is not causing any overlooking.

No. 40, to the south, has an infill extension on the common boundary. It sits approximately 1.5 metres less deep than the extension as built.

The extension is not having a harmful impact on either neighbour.

Visual amenity

The extension is at the rear of the property and not visible from the road. A render finish, as planned, will clearly not match the original brickwork of the house. There are no other obvious rendered rear extensions visible. However, as the extension is at the rear it is not considered that the use of painted render will be harmful to the overall appearance of the area nor harmful to neighbours' outlook.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. Completed within 6 months
3. No new 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:** 16.3.18

Authorised and signed by: Peter Barnett **Date:** 19 March 2018