Development Management - Delegated Officer Report

Application Number: AWDM/0141/18 Recommendation – APPROVE

Site: 22 St Richards Road, Southwick, Brighton

Proposal: Single storey rear extension to replace existing on west elevation.

Date of site visit: 12.03.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace property within a street of similar properties within a residential area of Southwick. As existing the property has a rear extension with original outbuilding/store which is connected to the matching structure at no. 20 adjacent. The lean to extension is adjacent to the other boundary with no. 24 and this structure is currently attached to the conservatory at no. 24.

Consent is sought to remove the extensions and out buildings at no. 22 and construct a new, rear flat roof extension, 2.7 metres in depth, deeper than the existing extensions at the application site.

Amended plans have been received –

The block plan showed the proposal on the incorrect property.
The extension has been moved in from the boundary to the north slightly.

Consultations

Adur & Worthing Councils: Environmental Health: - Contaminated Land Condition recommended.

Representations

Letter received from owner/occupier of No. 24 St Richards Road –
- Mistake on block plan wrong property identified.
- The proposed roof will diminish the light my roof receives as it will be of solid construction. This will reduce enjoyment of conservatory area and light throughout my rear downstairs living area due to lack of natural light.
- No indication of how construction will take place and access to site.
- Concern with regards to how the foundations will affect the boundary treatment and property use of garden will be compromised.
- Side breeze block wall will be exposed.
- Drainage concerns

Letter received from owner/occupier of No. 20 Richards Road –

- The new end wall will be higher than our existing boundary wall and that at no. 22.
- It will be of solid construction and will alter the light level in my conservatory and house.
- It will result in shade to the patio and cast long shadows across my garden.
- The external side wall will be left as the external single skin wall of my conservatory. Loss of insulation and exposure.
- Proposal to resite the soil pipe but no details of where.
- Wrong property identified for work.

Further to this letter a further representation was made by the neighbour stating that they had discussed the development with the applicant and agreed to discuss matters before and during the build to ensure no adverse effect on the property.

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 (March 2012)

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 extension is to the rear of the property and is therefore not visible within the street scene. It is of modest, flat roof design and, although deeper than the existing rear projection, it projects less than 3 metres. It is considered to be in keeping in scale with the existing dwelling, with no adverse impact upon the character and appearance of the existing dwelling.

Residential amenity

Development Management Standards state that extensions adjacent to the boundary with attached dwellings should not exceed 3.5 metres in depth to avoid adverse impact to neighbours. This extension is under 3 metres deep and is to be built adjacent to existing extensions/projections at the neighbouring properties. Although representations have been made relating to the impact on the physical construction/alterations of the adjacent extensions these are not planning matters. When considering the impact of the proposed extension, as completed, it is not considered that it will result in any significant loss of light, overbearing impact or loss of privacy that would warrant a refusal in this case.

The civil matters and those relating to the Party Wall Act have been raised with the applicant and the neighbours by the Planning Officer and it is advised that the neighbours have dialogue prior to and during construction to discuss and resolve such matters.

Other Matters

The Environmental Health Officer has recommended the Full Contaminated Land Condition. In the light of the scale of this development an informative seems appropriate here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on side elevations

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

1. Proactive with amendment
2. Contaminated land informative

Case Officer: Hannah Barker Date: 3rd April 2018

Authorised by: Peter Barnett Date: 3 April 2018