Expiry Date - 19/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0268/23 Recommendation – APPROVE

Site: 51 Hadrian Avenue Southwick West Sussex BN42 4LJ

Proposal: Retrospective application for a single storey rear extension

Date of site visit: 02/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Hadrian Avenue within a residential area of Southwick. The property is a semi-detached bungalow with hip-to-gable roof conversion accommodating a large dormer to rear and 3No. roof lights to front. The property is comprised of white render elevations, a plain tiled roof with grey hanging tiles to rear dormer and gable face, and white PVC windows. The property is set back from the public realm behind a block paved driveway spanning the width of the property. The rear of the property is accessible via a large gate which projects from the side elevation and meets the boundary fence with No. 49 to the north. The rear garden space is of a good size and consists of typical garden features along with a single-storey pitched roof annex with adjoining outbuilding abutting the boundary with No. 49. The original rear building line projects at a further distance off the side (north) elevation and doglegs to the southerly side of the rear elevation. At time of site visit the proposed development had commenced and the single-storey extension had been constructed to near-completion. In light of this, the application has been revised to 'retrospective'.

The attached neighbour to the south No.53 is a mirrored copy of the original build of the application property and exhibits a rear conservatory with a brickwork elevation bordering the boundary with the application property (north). The property to the north No. 49 is spaced a reasonable distance from the application property and exhibits a rear extension.

Proposal:

Permission is sought for a 'retrospective' flat roofed single-storey rear extension which projects approximately 4m when viewed from the south and 3.35m when viewed from the north, it has a width of 6.2m, and height of 3.15m (3.6m at roof lantern level). The pre-existing conservatory had been demolished at time of site visit to accommodate the extension. The proposed materials are render for elevations (not implemented at time of site visit), a felt roof (implemented at time of site visit), a white PVC window to side (north)

elevation (implemented at time of site visit), and rear bi-fold doors (implemented at time of site visit in a dark grey colour). The proposal also includes the replacement of the rear (east) facing doors of the original dwelling with a new window (not implemented at time of site visit).

Representations: None received.

Consultations: None received.

Relevant Planning History:

No recorded history at the application property.

Recent planning permission granted at the neighbouring property to the north at No. 49 Hadrian Avenue for enlargement of existing rear extension, enlargement of existing rear dormer and an additional front dormer; cedar cladding to dormers and side gable under AWDM/0277/22, decision issued 07/04/2022.

Planning permission granted at the neighbouring property to the south at No. 53 Hadrian Avenue for householder application for permitted development for prior approval for conservatory to east elevation measuring 5m from rear wall of the original dwelling, maximum height 3m and maximum height of eaves 2.3m under AWDM/0479/15, decision issued 11/05/2015 (Prior Approval Not Required).

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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 the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

As was evident at the time of site visit, despite the flat roof of the extension being conspicuously taller than the eaves of the existing dwelling, the extension is not visible to the public realm by virtue of its siting to the rear of the property and set in from the side (north) elevation. The development therefore poses no detrimental impact to the street scene. There are plenty of

examples of this nature of development along Hadrian Avenue, most notably at the two adjacent properties. The Council is satisfied that once the white render finish is applied to the elevations of the extension, it would appropriately respect the character of the existing dwelling and surrounding area. The occupant(s) will continue to enjoy a good sized garden. There will be no adverse impact to visual amenity as a result of this extension.

Residential Amenity

As was evident at the time of site visit, the extension is set behind the rear building line of the attached neighbour's conservatory to the south No. 53. The comparatively taller nature of the extension would pose no adverse impact to the living conditions of this neighbour. No openings have been inserted on the side (south) wall so no overlooking would occur.

In view that the extension has been constructed to the southerly side of the rear elevation and at a lesser depth when viewed from the neighbour to the north at No. 49, it is considered that there will be no material harm to this neighbour; the extension is located at a satisfactory distance and does not occupy a prominent positon. Moreover, the extension is largely out of viewpoint from this neighbour owing to the relatively large scale annex with adjoining outbuilding that abuts this boundary. The side (north) window of the extension faces towards this property, however, this will not result in a loss of privacy owing to the separation distance and presence of the aforementioned structures at this boundary.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Windows South Elevation

Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

Expiry Date - 19/05/2023

Case Officer: Jason Albon Date: 18.05.2023

Authorised by: Peter Barnett Date: 19 May 2023