Expiry Date – 24/9

Development Control – Delegated Officer Report

Application Number: AWDM/1183/20 Recommendation – Grant

Site: 23 Upper Kingston Lane, Southwick

Proposal: **Proposed part two-storey, part single-storey rear (west) extension. (Amended resubmission of AWDM/0660/20 showing new ground floor window in south elevation)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6, as per submitted photos

Site and Surroundings

This application relates to a semi detached house on the west side of Upper Kingston Lane. The house is on slightly higher ground than the detached house to the south with which it shares a drive. The house is unextended. It has a detached garage in the rear garden.

The house is not in a conservation area and is not listed.

Proposal

Planning permission was granted for this extension last year. The applicant would like to add a south side window to the ground floor. This is prohibited, without permission, by a condition on the original application.

Relevant Planning History

AWDM/0660/20 - Proposed part two-storey, part single-storey rear (west) extension. Granted 18.6.2020

Consultations

None undertaken

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

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 proposal on neighbour amenity.

Neighbour amenity

No. 21, to the south, is the other side of the driveway. It has an angled single storey rear extension. This extension has windows in its flank wall to a bathroom and utility room. In the original side wall there is a bathroom window, WC and landing window at first floor together with a front bedroom window. There is a hall window at ground floor.

The proposed kitchen window will look onto the shared drive. It has been revised to show an obscurely glazed window non opening below 1.7 metres. This room has its main view and outlook down the rear garden.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Kitchen window obsc/1.7m and retained.*

Informative

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 any representations? No.

Case Officer signed:	MOK	Date: 11.9.2020
Authorised and signed by:	Peter Barnett	Date: 11 September 2020