Development Management - Delegated Officer Report

Application Number: AWDM/0597/18 Recommendation – APPROVE

Site: 17 Eastbrook Way Southwick

Proposal: Single storey rear extension to replace existing store on north east elevation.

Date of site visit: 19th June 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac of both terraced and semi detached dwellings. To the side of the site is a pedestrian access over the railway line with garaging set back to the rear. There is an existing lean to store to the rear of the property. Consent is sought to remove this structure and build a single storey extension the full width of the property 3 metres in depth to provide a kitchen/diner. Roof lights are proposed in the monopitch roof.

Representations

None received

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 it will not be visible within the cul de sac to the front of the site, however it will be visible from the adjacent public access to the side of the site. The extension is in keeping in scale and design with the existing dwelling. It will be a visual improvement upon the existing dilapidated storage building. Materials are to match existing.

Residential amenity

Due to the spacing between the site and the property to the north west the only property to be directly affected by the development is the attached semi detached property to the south east, no. 18. This dwelling has a store matching that at the application site. The proposed extension will be up to the boundary with no.18. This will therefore leave the adjacent patio doors at no. 18 in a recess. It is however considered that this would not be a deep recess as the extension depth is limited to 3 metres and the existing store at no. 18 is 1.8 metres. On balance the impact would not be such to warrant a refusal here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on south east elevation.

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

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.

Case Officer: Hannah Barker Date: 19th June 2018

Authorised by: Peter Barnett Date: 19 June 2018