Development Management - Delegated Officer Report

Application Number: AWDM/1464/18 Recommendation – APPROVE

Site: Flat 1 1 Cross Road, Southwick

Proposal: Conservatory to side (South-East) elevation for flat 1

Date of site visit: 22nd October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is no. 1 Cross Road, a semi detached Victorian, two storey dwelling. It is currently under single ownership and is divided into three flats. Flats 1 and 2 share the ground floor and Flat 3 occupies the first floor. There is amenity space to the front, rear and side of the building which occupies a corner, triangular plot. The building is set back from the highway with a low level wall at the frontage. Southwick Green is to the south east of the site. The site is not within the Conservation Area.

The proposal relates to Flat 1 only; a conservatory is proposed to the side elevation of the building. Flat 1 has its own entrance at the rear of the building and amenity space is also to the rear. The conservatory is of lean to design with obscure glazing to the front and side, the rear section facing onto the amenity space is clearly glazed. The conservatory is 3 metres wide, 4.4 metres in depth and a maximum height of 4.3 metres. Internal access is from the existing living room/bedroom. This will provide additional living space for this flat which will benefit the current and future occupiers.

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 (July 2018)

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

Due to the siting of the conservatory to the side of the building and the open frontage of the site the conservatory will be clearly visible. It is set back to the side of the building and is not considered to be overly large or prominent despite its siting. At the other end of the building there is an attached garage and first floor extension. The proposed design is sympathetic to the existing building. It will appear subservient to and will not be detrimental to the character and appearance of the main building or street scene.

Residential amenity

Due to the position of the extension in relation to the other flats within the building there will not be any adverse impact as a result. The extension is within an area adjacent to the space currently used for amenity space for Flat 1. It will not directly affect outlook, light or access to amenity space for the occupiers of any of the other flats. The obscure glazing to the front and side of the conservatory will protect the privacy of the occupiers of the flat and also those who may be using the external amenity space. A condition is attached to ensure that these windows remain as such at all times.

The dwelling on the north side of Cross Road is not so close to result in any adverse impact, this dwelling is also at an angle to the street. Directly to the rear of the site is the rear of some purpose built flats, Kingsfield Close. There is at least 7 metres between the conservatory and these flats. The first floor windows of these flats currently overlook the rear of the site. The proposed conservatory will not worsen the existing relationship between these buildings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscurely glazing to the front and side of the conservatory.

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: 30th October 2018

Authorised by: Peter Barnett Date: 30 October 2018