Development Management - Delegated Officer Report

Application Number: AWDM/0146/22 Recommendation – Approve

Site: 32 Albert Road, Southwick

Proposal: Single storey rear infill extension adjacent to rear outrigger (Amended resubmission of previously refused AWDM/2043/21).

Date of site visit: 21st February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced two storey house on the north side of Albert Road, east of Church Lane and backing onto the graveyard. The site is in the Southwick Conservation Area.

Permission was refused under AWDM/2043/21 for an infill to the side return replacing the boundary wall, or building onto it, between 31 and 32 with a parapet wall 2.75 metres high behind a monopitch roof rising to a maximum height of 3 metres. It would extend beyond the original 2 storey outrigger, 4 metres. The outrigger itself is 1 metre wide. Rooflights to the existing rear ground floor mono pitched roof were also proposed.

It was refused due to the size and siting and the loss of light and outlook to no. 31.

The current scheme is a reduction to the height and depth of the extension with the use of a glazed roof. The roof pitches away from the boundary and does not extend beyond the two storey outrigger. It is 3 metres in depth and 2 metres high at the boundary with no. 31.

Adur District Conservation Area Advisory Group: - APPROVE

Please note, this recommendation is made purely on the grounds of any possible impact this application could have on the Conservation Area as is required by this Group. Members have indicated that due to the poor quality of the accompanying plans it was difficult to ascertain precisely what was proposed by the applicant.

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the locality and Conservation Area.

Visual amenity

The extension is modest in scale and subservient to the main dwelling. It will not be visible within the Conservation Area and therefore will preserve the character and appearance of the locality

Residential amenity

The main concerns here are residential amenity and impact upon no. 31 Albert Road. The previous scheme represented a proposal that would result in loss of light and out look to the adjacent recessed windows at the neighbouring property. The scheme as amended has been reduced in depth, height and the materials have been altered to provide a light weight, transparent material that will allow light to pass through, limiting the impact upon the adjacent occupiers. It is noted that the adjacent windows are within a recess and there is limited space between the dwellings and the infilling of this section will result in some loss of light and oppressive impact. However on balance with the changes proposed this impact would not be such to warrant a refusal. The proposal can therefore be supported in this case. The key components here are the 3 metre limited depth, height limited to 2 metres on the boundary and the transparent roof material. All give rise to a more acceptable less oppressive development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. No windows on the side 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: 14th March 2022

Authorised by: Peter Barnett Date: 14 March 2022