Development Management - Delegated Officer Report

Application Number: AWDM/0012/21 Recommendation – APPROVE

Site: 5 Spinnals Grove, Southwick, BN42 4DU

Proposal: Single storey rear/side extension

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is within the Kingston Buci Conservation Area. There is a TPO on the estate, none of which are within the application site. The closest tree covered by a TPO is within the grounds of no. 6 Spinnals Grove

Spinnals Grove is a cul-de-sac containing a group of 12no. two storey detached dwellings built relatively recently and are in the mock Tudor style, namely with smooth white panels, and black exposed timbers. No. 5 is located near the end of the close on the south-west bend, and backs onto Kingston Lane.

No. 5 has an attached garage with accommodation over and also has a rear conservatory. The property is on higher land than the pavement within Kingston Lane and although there is a brick wall of approx. 2m in height as the rear boundary wall, the conservatory and the property can be viewed from the pavement are within Kingston Lane, more specifically on the opposite side of the road from that directly behind the property namely the west side of the road.

Many of the other properties within Spinnals Grove have conservatories and other extensions.

Proposal:

The application seeks permission for a single storey, flat roof, rear extension to replace the existing conservatory. The extension will be a wraparound extension encompassing part of the side (south) elevation, and then wrapping around to the rear (west) elevation.

The west elevation measures 6.4m wide; the south elevation is some 8.3m long; the east elevation is 2.9m wide; and the north elevation is 4.1m long. The height will be approx. 3.1m

The proposed extension will be positioned 450mm from the side boundary fence to no. 6 Spinnals Grove.

The external materials of the extension are shown within the application as Charred Siberian Larch Cladding with powder coated aluminium parapet capping's, and a brick plinth.

There will be bifold doors on the north and west elevations, with French doors on the east elevation. The Agent has stated that the colour of the frames will be Anthracite. No fenestration is shown on the south elevation. 1no. rooflight shown on the flat roof.

Representations: None received

Consultations:
Council's Tree Officer
I have been onsite and I consider that the extension will be suitable distance from the tree and the proposed cantilever foundations will allow for any existing or future roots. The tree may overhang the low-rise extension but this could be dealt with via a TPO application if required.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential amenity

The proposed wraparound extension will be located on the side and rear of the property, and will be visible from the street of Spinnals Grove and the street from Kingston Lane. The chosen materials of charred Larch cladding is a good choice as it will be black in colour which will pick up the exposed black timber beams of the dwelling, and the brick plinth will marry with the brick of the lower part and chimney of the dwelling.

The amount of the extension that will be seen from the side elevation will be some 1m above the fence line; from the street to the rear it will also be approx. 1m, being screened to some extent by the boundary wall; and from within Spinnals Grove, which appears to be open plan, the extension will be visible the southern end of the close, and in particular from no. 6, which sits behind no.5.

The design and use of materials is considered to be complementary to the dwelling and the character of the street scene general. While contemporary in design and appearance, it is considered to preserve the character and appearance of the Conservation Area.

The impact on neighbours is also considered to be minimal with the main dwellings that will see the extension more than the other properties will be the neighbours to the south, specifically no.'s 6 & 7. These properties are located behind no. 5 therefore their view will be from the front and the extension, even though it is located to the side and rear of no. 5, will not materially affect their existing residential amenities.

There will be no side windows within the extension to result in overlooking issues, and it would be prudent to condition any approval against windows without planning permission. Also, because of distances involved there will be no overbearing or overshadowing to these properties either.

The remaining property that could be affected will be no. 4 to the north. The proposed extension will be 6.75m from the mutual boundary with no. 4, plus a further approx. 3m to the side elevation of no. 4. It is considered that this approx. 10m separation is sufficient as to not result in any material loss of residential amenity to no. 4.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.03.2021

Authorised by: Peter Barnett Date: 4 March 2021