Development Management - Delegated Officer Report

Application Number: AWDM/0446/19 Recommendation – Approve

Site: 136 Manor Hall Road, Southwick

Proposal: Single storey rear extension and vehicle access.

Date of site visit: 30 April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a mid terraced house on the south side of Manor Hall Road. It has a lean-to rear extension and conservatory at the rear which it is proposed to demolish and replace with a flat roofed extension measuring 3.5m deep and 3m high across the full width of the property.

At the front a 3m wide vehicle crossover is proposed which will involve demolishing a low wall along the frontage.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. There is sufficient vehicle visibility and no safety concerns. A telegraph pole may need to be relocated at the applicant's expense.

Representations

Letter of objection received from the occupier of 138 Manor Hall Road:

Loss of light to kitchen as extension will be deeper than their property
Extension should not exceed depth of their property

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 (February 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 dwelling and its surroundings.

Visual amenity

The rear extension will be rendered to match the existing house and, at 3.5m depth, will not be excessively large. It will not be out of character or harmful to visual amenity.

The crossover and resulting loss of front wall will have some visual impact but there are many examples of crossovers in the street, including at No. 134 to the west, and it will not cause significant visual harm. The existing front garden is already hardsurfaced and there will be no loss of green space.

Residential amenity

The rear extension will be the same depth as the extension at No. 134 to the west. It will project beyond the rear line of No. 138 to the east by 0.7m. While the occupiers of that property have objected, there are not considered to be any reasonable grounds to refuse the application. At 3.5m deep the extension complies with the guidance in the Council's DM Standard No.2 and with only a 0.7m projection beyond the rear wall of No.138, it is not considered that any serious loss of light or outlook will occur.

Parking and Access

The vehicle crossover does not result in any highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Construction of access
5. Provision of parking

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.

- Minor highway works
- Telegraph pole

Case Officer: Peter Barnett Date: 3 May 2019

Authorised by: Gary Peck Date: 3 May 2019