Expiry Date – 16/9

Development Control – Delegated Officer Report

Application Number: AWDM/1123/20 Recommendation – Grant

Site: 18 Church Lane
Southwick

Proposal:

Replacement single storey side/rear extension, replacement flat roof to garage

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11/9/20

Site and Surroundings

This application relates to a 1930's semi detached house on the north side of Church Lane at the junction with Oldfield Crescent. The site shares a boundary with 33 Oldfield Crescent.

The property has a mono pitched roof garage on its west side which has a lean to addition at the rear. The original house has a small rear addition abutting this lean to.

The site is within the Southwick conservation area.

Proposal

Permission is sought to replace the garage roof with a flat roof which includes raising the height of the side wall by 750mm and replacing the lean to addition behind it with a solid construction. The rear addition is increased in depth to 3.3 metres beyond the original main rear wall, 700mm deeper than the existing structure. It has a maximum height of 2.95 metres. At the rear the addition is 5.6 metres wide.

Relevant Planning History

None.

Consultations

ADCAG: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The extension is at the side and rear of the property. It is not untypical of side additions. It will be somewhat obscured by the hedge on the boundary with No. 33 Oldfield Crescent. It is not out of character nor will it be harmful to the appearance of the conservation area.

Neighbour amenity

The extension is 3.3 metres off the shared boundary with No.1, to the east.

It will sit alongside the side and rear garden boundaries of No. 33. There is a garden building adjacent to the garage and adjacent to the proposed rear addition there is a high hedge. At 3 metres in height it will not cause any harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows - west*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 11.09.2020
Authorised and signed by:	Peter Barnett	Date: 11 September 2020