Expiry Date : 17/03/2022

Development Management – Delegated Officer Report

Application Number: AWDM/0074/22 **Recommendation – APPROVE**

Site: 17 Orchard Close Southwick West Sussex BN42 4NJ

Proposal: **Proposed single storey side addition**

Date of site visit: Up to date Google Street view and mapping used to assess proposal.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** refers to a 2 storey semi-detached dwelling with side access and hard standing drive way.
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear measuring 3m deep by 2.5m wide with sloping pitch roof of approximately 2.5m high and an eaves height of 2.4m.
- The extension would adjoin an existing rear extension
- The extension would be finished in matching materials to the existing house

Relevant Planning History:

AWDM/0966/18- Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 3.35m from rear wall of the original dwelling, maximum height 3.46m and maximum height of eaves 2.59m. Prior approval not required 02.08.2018

Consultations:

None required

Representations:
None received

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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

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the side of the property and adjoining to the existing rear addition. This is a modest motor bike store with roller door for access onto the drive.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building. There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the west at No.19 separated by hard standing serving both properties as driveways.

Aerial imagery indicates the attached neighbour to the west is at some significant distance as not to be impacted upon by the proposed addition. Bearing in mind the orientation of the footprints of both properties it is not considered there would be any significant detrimental impact on the residential amenities of adjacent occupiers as a result of the development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Stuart Corbey Date: 25/02/2022

Authorised by: Peter Barnett Date: 28 February 2022