Expiry Date : 21st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/2316/21 Recommendation – APPROVE

Site: 3 Ridgeway Close Southwick West Sussex.

Proposal: Proposed single storey rear extension

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: semi-detached two storey dwelling set in close**
- **Character: residential – properties of a similar era**
- **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 5.7m wide with a flat roof of approximately 2.8m high.
- The extension would replace an existing conservatory.
- The extension would be finished in bricks to match the existing dwelling

Relevant Planning History:

None relevant

Consultations:

None required

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

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 rear of the property and replaces an existing conservatory.

The replacement structure would be no further wider and a little lower than the existing. The proposal is subsidiary in form and scale and would be finished in brick materials to match the existing dwelling. 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

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There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. prescribed 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: 28/02/2022

Authorised by: Peter Barnett Date: 28 February 2022

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