Expiry Date – 10/6

Development Control – Delegated Officer Report

Application Number: AWDM/0476/21 Recommendation – Grant

Site: 13 Waterdyke Avenue, Southwick

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a mid terraced house on the west side of Waterdyke Avenue. The property has an existing narrow mono pitched rear addition on its northern boundary. Both adjoining houses have rear extensions.

It is in the Southwick conservation area.

Proposal

Permission is sought to add a 3.5 metres deep rear extension with the maximum height of its mono pitched roof 3.4 metres and the eaves height of 2.3 metres. The roof includes rooflights.

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, 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

This is a very typical rear extension very similar to that at No. 14. It will not be harmful to local character or the conservation area.

Neighbour amenity

Both neighbouring properties have single storey rear extensions, No. 14's a more recent addition and No. 12's an older more modest lightweight conservatory set off the common boundary.

The proposed extension will be very similar in scale and appearance to the extension at No. 14. It will be taller and deeper than No. 12's extension but is due north of it. It otherwise meets the parameters for single storey extensions as set out in Development Management Standard No. 2 Extensions and Alterations to Dwellings.

No harm will occur.

Recommendation APPROVE subject to the following conditions:

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

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: 24.5.21

Authorised and signed by: Peter Barnett Date: 24 May 2021