Development Management - Delegated Officer Report

Application Number: **AWDM/0070/16** **Recommendation –** Approve

Site: 128 The Gardens, Southwick

Proposal: Single storey rear extension (retrospective)

Date of site visit: 2 June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a terrace house located on the south side of The Gardens, west of its junction with Brighton Road. The house has been extended with a single storey flat roofed addition to the rear. The application seeks to regularise the construction of this rear extension. The extension measures 3 metres in depth and 3.2 metres in width, set against the eastern boundary but stepping in away from the eastern boundary for the last 1.2 metres of its depth. The extension measures 2.9 metres in depth.

Relevant site history
None relevant

Consultations
None relevant

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The extension has been set away from the boundary with No. 126 to the west and given its limited scale, does not cause any significant loss of light or outlook. The neighbouring dwelling to the east at No.130 has a modest lean to structure that extends to the common boundary with the application site, measuring approximately 1.8 metres in depth. The extension is attached to this structure and then steps in away from this boundary by 0.6 metres and extends a further 1.2 metres in depth. Given the limited scale and relationship with the neighbouring dwelling, there is no significant impact to the occupiers

of No.130 in terms loss of light or outlook. A condition can be imposed to ensure no side windows are installed in the interests of protecting privacy.

Visual amenity
The extension is of standard design with a flat roof but is not readily visible in the streetscene and is similar to the design of other extensions in the vicinity of the site. The extension does not cause any significant harm to the visual amenities of the site or surrounding area.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. No further 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 20 June 2016

Authorised by: Peter Barnett Date: 20 June 2016