Development Management - Delegated Officer Report

Application Number: AWDM/0624/19 Recommendation – APPROVE

Site: 4 Summersdeane Southwick Brighton

Proposal: Demolition of existing extension and construction of single storey rear extension.

Date of site visit: 13.05.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey extension within a street of similar properties. Retrospective consent is sought for a flat roof rear extension and boundary fencing has also been replaced along the north boundary.

The extension increases in depth away from the boundary with the attached dwelling. It is flat roof and has roof lights. The extension has created open plan space at ground floor. Materials have been used to match existing and the fencing is close boarded.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene, it is a subservient addition in keeping in scale, form and materials.

Residential amenity

The dwelling is at a lower ground level than the property to the north. The extension is set in away from this boundary and the new fencing has been installed to offer adequate, solid screening between the dwellings.

To the south the existing extension abuts the neighbouring conservatory. It does not extend beyond this neighbouring addition and there is some small spacing between these additions. The extension does not result in any loss of light, privacy or overbearing impact. A condition has been attached to ensure that there are no openings inserted on either side of the extension to avoid any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. No additional openings on north of south elevation

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

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.

Case Officer: Hannah Barker Date: 13th May 2019

Authorised by: Peter Barnett Date: 14 May 2019