Development Control – Delegated Officer Report

Application Number: AWDM/1739/17 Recommendation – APPROVE

Site: 256 Old Shoreham Road, Southwick, BN42 4LQ

Proposal: Single storey extension to north elevation

Date of site visit: 08.12.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The locality is residential in nature, and the application site relates to two storey semi-detached residential dwelling. The property directly faces the A270 a busy dual carriageway road, formerly the A27 trunk road. The front of the property is level with the pavement and road, but the garden land to the rear of the site is on much lower land (approx. 900mm) from the property. The property has a single storey mono pitch rear extension which is part of the original house, as do no.'s 254, 258 etc. This extension is on a flat raised platform section behind the dwelling and then steps lead down to the lower garden, no. 254 appears to have an extended platform area to the rear of their property. The property also has a timber gazebo type construction between the brick extension and the side boundary to no. 254.

The proposal seeks permission for a single storey rear extension approx. 5.8m wide which is almost the full width of the rear of the dwelling. The depth of the proposal will be approx. 3.5m deep and the existing rear platform will be slightly increased in order to take the new extension. The platform will measure some 800mm deep from the rear of the new extension. The steps down to the garden will be widened and they will be closer to the boundary with no. 254. The extension will have a mono pitch roof to a height of some 3.5m which will come to just under the cill of the first floor window, the eaves height will be some 2.5m.

Relevant Planning History:

AWDM/1487/17 Householder application for permitted development for prior approval for single storey rear extension with an overall depth of 4m from rear wall of the original dwelling. **Refused 11.10.2017**

Consultations: None

Representations: None received

Relevant Planning Policies

Development Management Standard No.3 'Extensions and Alterations to Dwellings'

Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual Amenity and Impact upon Character and Appearance of the Area

The depth of the proposed mono pitch extension accords with that as indicated within the SPG. Development Management Standard No. 3 'Extensions and Alterations to Dwellings', which states that on terraced dwellings single storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, (which this does), should normally be no deeper than 3.5m, which is the depth of this proposal.

The application proposal shows a mono pitch roof. The single storey proposal is entirely to the rear and thereby will have no impact on the visual amenity or character and appearance of the area.

Residential Amenity

The neighbouring properties, no.'s 254 to the west and 258 to the east would be the neighbours who could be affected by the proposal.

The rear elevation of no. 258 is approx. level with the application site, and the property is positioned approx. 3m distant from the application site. Therefore whilst there will be some overshadowing to this property by the proposal, it is not considered to be significantly greater than currently occurs from the existing rear extension which is also mono pitched and has a depth of approx. 2.3m.

No. 254 to the west has its rear recess next to the application site, but there is also an existing boundary screen between the two properties which fills the height under the rear gazebo of the application site. This high timber screening continues outside of the gazebo, for some 3m or so, before it drops the height down to approx. 2m. The height of the current screening is lower than the proposed height of the extension, but it is considered that as the neighbour is to the west and the rear faces full south, the amount of shadow caused from the development would be minimal and largely counteracted by the fact that the property receives the sun from the south and from the west.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows to the sides

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 10.01.2018

Authorised by: Peter Barnett Date: 10 January 2018