Development Management - Delegated Officer Report

Application Number: AWDM/0089/21 Recommendation – APPROVE

Site: 6 Holmbush Way, Southwick, Brighton

Proposal: First Floor Rear Extension

Date of site visit: No site visit, use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of both similar semi detached houses and bungalows. The property as existing has a single storey rear extension, 3 metres in depth. There is a shared driveway to the east side of the property leading to access to the rear garden.

Consent is sought to add a first floor rear extension, the extension is proposed at 3 metres in depth the same as the ground floor extension however it is set in from the west side boundary of the attached dwelling by 2 metres. The extension will have a hipped roof to match existing with a lower ridge. An additional bedroom will be provided and a new side window is proposed on the east side of the original building to serve the existing rear bedroom. Materials to be used will match existing.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 site and is therefore not clearly visible within the street scene. It will be subservient to the main dwelling, relative in scale to the existing building. The sympathetic roof design and materials to match will result in an acceptable development in terms of character and appearance.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the west has been extended at ground floor similar to the application site. The proposed extension, as stated above has been set in from the boundary by 2 metres. It projects by 3 metres, it should also be noted that there are bathroom windows adjacent to the boundary at the neighbouring property. In terms of the set in, limited depth and adjacent windows the impact here is acceptable. There will be no significant loss of light, or overbearing impact. No additional overlooking will occur here.

To the east, the neighbouring dwelling is separated by the shared driveway giving spacing between the properties. Therefore the projection of 3 metres is acceptable in this case and will not result in any adverse impact. There is space of approximately 2 metres between the extension and the neighbouring house. Development Management Standard No. 2 states that within 1 metre of the side boundaries first floor extensions should be limited to 2 metres in depth. In this case 3 metres is acceptable due to the increased spacing to the boundaries.

The new window on the east side of the main building serving the existing bedroom will face onto a blank side wall of the neighbouring property. There are side windows adjacent at ground floor and in the side gable however on balance it is not considered that any direct overlooking will occur and that a restriction to limit this to obscure glazing is not justified in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 26th February 2021

Authorised by: Peter Barnett Date: 1 March 2021