Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1333/14

Site: **61 Southwick Street**

Proposal: **Proposed single store rear extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 3 metres in height, 4 metres in length, and 4.8 metres in width.

The application property is an inter-war semi-detached two-storey property with part render brick plinth walls. It is opposite a church. The surrounding area is residential in its character,

The site falls within the Area 3: Southwick Street, Southdown Road & Roman Crescent of the Southwick Conservation Area.

Relevant Planning History
None

Consultations
Adur Conservation Advisory Group: Approve

Representations
None

Relevant Planning Policies and Guidance

Saved Adur Local Plan policies: AG1, AH7, AB3-AB6
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory test of new development in a Conservation Area being satisfied.

Visual amenity and Heritage Asset

The Southwick Conservation Area appraisal does not refer to inter-war period properties along Southwick Street as positively contributing to the area's special qualities, so the application property has a neutral impact.

The design of the extension ensures the original architectural form of the building would remain intact. It would be built of sympathetic materials. It would be domestic in its scale.

For these reasons, the established character and appearance of the Conservation Area would be preserved and no visual harm would arise from the proposal.

Residential amenity – effect on existing dwellings

The length of the extension exceeds the Council's guidance on domestic extensions by 0.5m.

However no adverse impact would arise onto neighbours as a result of this proposal, despite its length. It is only the neighbour of the physically attached property who would be impacted upon (the development is removed from the remainder).

This neighbouring building has a pair of French doors close to the shared boundary but the principal light and outlook is received via the existing glazed lean-to serving the main habitable living space. Outlook and light to the French doors is already compromised to some extent by the existence of the boundary fence. The extension would be to the north of the attached neighbour, thereby avoiding any loss of sunlight. As such, although some loss of daylight would occur, it would not be sufficiently adverse to warrant refusal.

No windows are present in the south elevation of the extension, so the potential for unacceptable direct overlooking and loss of privacy would be negated.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

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? N

Case Officer signed: Matthew Porter Date: 01-12-2014

Authorised and signed by: Peter Barnett Date: 5 December 2014