Development Control – Delegated Officer Report

Application Number: AWDM/1845/19 **Recommendation APPROVE**

Site: **79 The Crescent, Southwick, BN42 4LB**

Proposal: **Single storey side/rear extension to north and east elevations.**

Date of site visit: 24.01.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey semi-detached dwelling positioned on the north side of The Crescent, Southwick. The dwelling is brick faced with a hipped roof. The property has an existing single storey side extension, which will be removed should this current application be approved.

The street scene is characterised by predominantly semi-detached dwellings of similar design and similar shading of bricks.

Proposal

The application seeks permission for a wraparound single storey hipped roof extension to the rear and part of the east elevation.

The rear extension section will measure some 8.5m wide x 2.2m deep; and the side section will measure (excluding the rear section), approx. 4m long x 2.2m deep. The height of the extension will be approx. 2.2m

Relevant Planning History:

AWDM/ 1846/19 Application for Certificate of Lawfulness for proposed hip to gable roof extension to east elevation; rear dormer; 2no. front facing rooflights; and east facing 2nd floor window. **Current**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey, hipped roof, wraparound extension to the rear and side.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The proposed single storey extension will be positioned on the side and rear of the dwelling as a wraparound extension.

The rear extension will go across the back of the dwelling and be offset from the boundary with the adjoining property, no. 77, by approx. 150mm. The top of the roofline will be some 200mm under the cills of the first floor windows, and the design of the extension, when read from the rear, will be complimentary to the existing dwelling.

The side extension will also have a hipped roof, which will allow the existing window on the side elevation to be left uncovered. The side extension will leave a gap to the side boundary with no. 81 of approx. 900mm.

No. 81 has been much extended by having a single storey flat roof extension up to/very close to the side boundary with the application site. It has also undergone a hip to gable extension together with rear dormer. It is not considered that the wraparound extension proposed would interfere with the neighbouring property no. 81 as a gap will be left between the developments.

The side extension will also be replacing an existing side extension, and thereby the view from the street will not be overly altered, and in any case, a side fence and gate will be remaining, thereby screening the main view of the extension, which is set back towards the rear of the property.

Residential Amenity

The neighbouring property that could be affected by the proposal is the adjoining dwelling at no. 77. The proposed rear extension will be only some 2.2m deep, which is well within the 3.5m maximum depth suggested by SPG ‘Development Management Standard no. 2 – Extensions and Alterations to Dwellings’.

It is not considered that the extension would unacceptably affect the existing residential amenities of either of the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with the submitted plans
4. No windows in side elevation facing no.77

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.01.2020

Authorised by: Peter Barnett Date: 29 January 2020