Development Control – Delegated Officer Report

Application Number: AWDM/0521/17 Recommendation – APPROVE

Site: 33 Cross Road, Southwick, BN42 4HG

Proposal: Side extension, replacement roof to existing rear lean-to extension, internal alterations and wooden pergola.

Date of site visit: 11.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 ½ storey, semi-detached, render finish Victorian dwelling, which has a shared drive with no. 35 to its north. No. 33 lies on the east side of Cross Road.

The properties in Cross Road have been built at different eras with the older ones generally within the southern end and newer ones in the northern end. The street also comprises single storey as well as two storey.

The application site has an existing small rear single storey extension, extending only some 1.35m and it has a mono pitch roof with 2no. rooflights

Proposal

The proposal seeks permission for a single storey, flat roof, wrap around extension to the side and rear of the property, with a pergola to the end of the rear extension.

The side section measures some 1.65m deep x 7.7m long x 3m high, and the rear section measure some 1.35m deep x 3.8m wide x 3m high. The pergola measures approx. 3.75m deep x 6.1m wide x 2.5m high.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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.

Visual Amenity

The proposed wrap around extension will be single storey with a flat roof, thereby minimizing its effect. The side section of the extension will extend out to be the same width as the front section of the dwelling and will run to the rear and around the rear to the side boundary with no. 31. The depth of the rear section will be no greater than the existing rear mono pitch extension which it will replace.

No. 31 has a rear single storey flat roof extension and a further extension which both protrude out further than the existing and proposed extension at no. 33. Further, it has extended the height of the side wall up to approx. the cill height of the rear first floor window. This increase in wall height provides a partial screen to the balcony that has been created over the flat roof extension.

The new extension at no. 33 will come up to the boundary with no. 31, but will be lower than the wall at no. 3.

A further part of the proposal would be to provide a timber pergola behind the proposed extension. The pergola would be a largely freestanding structure and will not abut the side wall with no. 31. It would have a length of some 3.75m, and will still be behind the long side extension of no. 31. The existing garden is fairly long, (no. 31 having taken part of the garden into their ownership), notwithstanding the reduction in original garden length, there would still be more than 10 metres remaining after the pergola has been constructed.

Residential Amenity

In view of the extensions position, i.e. to the rear of the property, the only neighbouring properties that could be affected by the proposal are no.'s 31 and 35 Cross Road.

The extension as proposed will be a flat roofed single storey structure, and because of the rear and side extensions that currently exist onto the boundary with the application site from no. 31, that property will not be adversely affected by the proposal.

The remaining gap from the side of the extension to the side boundary wall with no. 35 would be some 1.7m. It is thereby considered that this distance, coupled with the fact that the proposal will be both flat roof and single storey, that it will not result in unacceptable harm onto the neighbouring property no. 35.

Recommendation

APPROVE subject to the following condition(s)

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

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 17.05.2017

Authorised by: Jo Morin Date: 17.05.2017