Development Management – Delegated Officer Report

Application Number: AWDM/0150/23 **Recommendation: Approve**

Site: **53 The Gardens, Southwick**

Proposal: **Hip to gable roof extension with rear dormer. Single storey rear extension with pitched roof**

Date of Site Visit: 22 February 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an end of terrace house on the north side of The Gardens. It is proposed to construct a hip to gable roof extension with rear dormer and a ground floor rear extension 3.5m deep.

Planning History:

None

Consultations:

None

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 (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The application has been amended to reduce the size of the rear dormer and it now sits more comfortably within the roofslope, set back from the edge. The loss of the half hip, which is a feature of the street at the end of many of the terraced groups, is unfortunate but it is noted that several houses have removed their hips through permitted development extensions and it is likely that the current proposal could also be built as PD. As such, a strong objection could not be sustained.

The ground floor extension has a mono pitched roof and is acceptable.

Residential amenity

The roof extensions will not harm the amenities of neighbouring properties. The house to the west has carried out a similar development.

The ground floor extension, at 3.5m deep, complies with the Council's guidance and is therefore likely to have an acceptable impact on the attached house to the east.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance

with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 March 2023

Authorised by: Gary Peck Date: 20 March 2023