Development Management - Delegated Officer Report

Application Number: AWDM/0304/18 Recommendation – Approve

Site: 115 Manor Hall Road, Southwick

Proposal: Single storey rear extension to north elevation

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow with front and rear dormers and a rear conservatory. It is proposed to construct a flat roofed extension at the rear measuring 3.7m deep, towards the west end of the property where there is currently a covered area linking to an outbuilding in the rear garden.

Relevant site 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 (March 2012)

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 a modest addition which will not harm the character or appearance of the property.

Residential amenity

The extension will run adjacent to the driveway of No.115 and will be over 5m from the side of No. 113 to the west. This modest addition will not cause harm to the amenities of neighbouring occupiers.

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 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: Peter Barnett Date: 23 March 2018

Authorised by: Gary Peck Date: 27 March 2018