Development Control – Delegated Officer Report

Application Number: AWDM/0616/18 Recommendation – APPROVE

Site: 89 Southwick Street, Southwick, BN42 3TL

Proposal: Single storey rear extension to replace existing conservatory on north west elevation

Date of site visit: 01.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is situated on the north-east side of Southwick Street, and is a semi-detached residential bungalow, brick faced with clay roof tiles. The property has a long single storey flat roof rear extension and a small flat roof conservatory. It also has a lengthy rear garden some 28m long with a mixture of shrubs and trees close to the boundaries.

The area comprises predominantly semi-detached bungalows, although there are some two storey and terraces. Many of the properties have extended their roofs and or constructed rear extensions. The neighbour at no. 87 has a single storey rear extension of a similar height and depth as the application site.

The existing rear conservatory has matching faced bricks up to approx. one metre in height from the ground level, and then glazing above. The roof of the conservatory has a slight fall and is a transparent plastic product.

The application seeks permission for a replacement conservatory in the same position as the existing. The roof will change to be a flat roof of a more robust construction which will have a glazed lantern within the centre of the roof. The roof will be the same height as the existing flat roof side extension. Another change will be the rear elevation will have glazed bifolding doors at the rear.

The width, and depth will be the same as the existing conservatory.

Consultations: None

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 ‘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.

Visual Amenity

The existing rear conservatory will be replaced to provide a more robust and efficient building, it will still be as deep and wide as the existing but the main change will be to the roof and to the rear elevation. The roof will be replaced with a GRP roof and a central glazed lantern. The rear elevation will have modern bifold doors which will not only let more light into the room, but will be double glazed in accordance with building regulations.

Residential Amenity

The slight increase in roof height will not unacceptably impact onto the adjoining neighbours (no. 87) particularly given the building will be no closer to it.

The conservatory will not be viewed from outside of the site, and therefore other neighbours will not be impacted in any manner.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials as application

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.06.2018

Authorised by: Peter Barnett Date: 20 June 2018