DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/1932/16

Site: **2 Park Lane Southwick**

Proposal: **Single-storey rear and side extension with continuation of cat slide roof**

NEIGHBOURS CHECKED: Yes

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): No

SITE AND SURROUNDINGS:

Two-storey detached and semi-detached period dwellings, with uncluttered hipped and gabled roofs, together with staggered building lines, wide roads and Southwick Green contribute to the character and appearance of the heritage asset, the Southwick Conservation Area.

The application dwelling, with its traditional features and modest and uncluttered proportions and appearance is consistent with and contributes positively to this character and appearance.

PROPOSAL:

Permission is sought for a single storey rear/side extension to measure (at max) 4.4 metres in height, 5.5 metres in length, and 2.3 metres in width.

RELEVANT PLANNING HISTORY:

AWDM/0770/13
Application for a non-material amendment to Planning Permission AWDM/0947/12 to amend northern extension from 2-storey to single storey
Permitted 24.07.2013

AWDM/0947/12
Two storey extensions and rooflights over first floor bedroom. (Revisions to AWDM/1035/11)
Permitted 12.09.2012

AWDM/1035/11
Two storey rear extension and rear dormer positioned at eaves height
Refused 10.02.2012
Appeal dismissed

RELEVANT PLANNING POLICIES:

National Planning Policy Framework

Adur Local Plan saved policies: AG1, AH7, AB4
Adur Local Plan Submission Policies 2016: 12, 15, 17

CONSULTATION RESPONSES:

Adur District Conservation Advisory Group: *Approve*

REPRESENTATIONS RESPONSES (summarised)

Objections from occupiers of 19, 21 and 23 The Green: *development is south facing it will result in considerable loss of light to the rear of my property and cast shadow over mine and other gardens. Would prevent reasonable enjoyment of my garden. Extension is over-development and out of keeping within the community. Further development in this Conservation Area is undesirable and out of keeping.*

PLANNING ASSESSMENT:

Principle

Upgrading of residential accommodation is acceptable in principle, subject to meeting the statutory test for new development in the Conservation Area.

Visual Amenity and Conservation Area

The extension is of a subservient scale and design so that it does not appear to elongate the host building, which is a period property that makes a positive contribution to the street scene and the special qualities of the Conservation Area.

The exterior materials and finishes would match the rest of the building, as far as practicable. The fenestration would be sympathetic to the rest of the building (the bi-fold doors replace an existing unoriginal opening of glazed door and side lights).

The statutory test for new development in a Conservation Area has therefore been satisfied as its established character and appearance would be preserved.

Neighbours

The neighbours principally affected by the proposal as those to the rear (No. 4 Park Lane) and side (19 The Green) as the application is remote from the remainder.

4 Park Lane

The separation distance between the extension and the flank of No. 4 is sufficient to negate potential adverse overshadowing or overbearing.

Although the application site is very slightly elevated in comparison to No. 4, the treatment that defines the shared boundary is sufficient to mitigate invasive views onto the neighbour and so negating unacceptable overlooking.

19 The Green

The extension would be built hard up against the shared boundary, further extending the length of built form facing onto the neighbouring building. This neighbouring building has a habitable room window at ground floor facing west, into the garden. The new extension would take some further light and outlook from this window.

However, the aspect and light received is somewhat compromised already by the staggered position of the application building in relation to the neighbouring building No. 19. The proposed extension where it is closest to the boundary is single storey (2.35m high to eaves) with a shallow roof pitched away from the shared boundary. The taller element of the extension, coming off the existing two storey rear (west) projection, is set off the boundary with No.19 by 1.7m which will further help to reduce the impact on the adjoining occupiers.

This circumstance is sufficient to ensure that whilst there would be a reduction in light and outlook, the extent of harm would not be of such severity as to warrant withholding granting permission.

Views from the roof lights would be oblique onto neighbours so not resulting in unacceptable loss of privacy or intrusive overlooking. No windows are proposed in the wall, so direct views onto the neighbour are negated.

RECOMMENDATION:

APPROVE

Subject to Conditions:

1) Approved Plans
2) Standard time limit
3) Exterior materials/finishes to match as far as practicable
4) Notwithstanding “pd” no additional windows/openings in north elevation
5) Rooflights to be conservation style

Informative:

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.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF

REPRESENTATION?

Yes.

DELEGATED

Case Officer
Sign Matthew Porter Date 14-02-2017

Authorising Officer
Sign: Peter Barnett Date: 14 February 2017