Development Management – Delegated Officer Report

Application Number: AWDM/1007/17 Recommendation – APPROVE

Site: 106 Southwick Street Southwick

Proposal: Single-storey rear extension to south-east elevation (to replace existing conservatory).

Date of site visit: 15.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow. There is an existing rear conservatory. The applicant proposes to remove the conservatory and erect a larger, flat-roofed rear extension. It was originally shown to extend a maximum 5.9 metres from the original rear wall on the north-east side adjoining the attached neighbour. The adjoining property on this side has been enlarged by a modest lean-to approximately 2.2 metres in depth adjacent to the boundary. It was considered by officers that despite this, the overall depth of the proposed extension would be detrimental to amenity. Amended plans were requested and have been received showing the flank wall of the extension on this side stepped back to extend 3 metres beyond the adjacent extension at No.108 (approximately 5.15m overall).

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
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 extension is to the rear of the bungalow and is therefore not visible within the street scene. It is to replace a substantial conservatory however it will be of solid rendered construction to match existing. The large addition is considered to

not be out of scale with the existing plot and there is ample amenity space remaining. The flat roof design limits the height of the addition and extensions such as this are not out of keeping in such a residential location.

Residential Amenity

As amended the proposal is not considered to be overly large or detrimental to the adjacent attached dwelling. The reduction to 3 metres beyond the adjacent extension will result in some loss of light and overbearing impact on the attached property, No.108, yet this is not considered to be such to warrant a refusal in this case. A condition is attached to ensure that there are no openings to the side elevation onto the neighbouring property. To the south the neighbouring bungalow is spaced away from the proposal by a shared access. Although the extension will be visible it will not result in any significant loss of light, privacy or overbearing impact. As amended the proposal is acceptable subject to the following conditions.

Recommendation

APPROVE

1. Standard time limit
2, materials to match existing
3. approved plans
4. no openings in north eastern elevation

Informative

1. Proactive with revisions

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

Case Officer: Hannah Barker Date: 29th August 2017

Authorised by: Jo Morin Date: 29.08.2017