Development Management – Delegated Officer Report

Application Number: AWDM/1806/22 Recommendation: APPROVE

Site: 14 The Crescent, Southwick, West Sussex

Proposal: Single storey side and rear extension with rear pergola

Date of Site Visit: 10th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached two storey building within a street of similar properties. It has a driveway to the side, front porch and a detached garage set back to the rear. Consent is sought to remove the existing garage and erect a single storey flat roof side and rear extension. The extension is proposed at 3.7 metres in depth from the rear of the existing house. It is to extend 1.2 metres to the side and is in line with the front elevation of the property, excluding the front porch and bays which project forward. A pergola is also proposed to the rear of the extension, an open slatted structure, this is 2.4 metres in depth.

Consultations

West Sussex County Council: - The Highways Authority the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 extension and pergola are mainly to the rear of the site and not visible within the street, however the side wrap around section is visible. Being limited in width and single storey this will not be a dominant feature and space is still retained between the building and the boundary. It is also set back with the porch and bay windows the main projecting features. Within the street there are many examples of flat roof extensions and garages to the side of properties, including at the house immediately to the south. Many of these are much larger than that proposed here. Within this context the proposal can be supported. Materials to be used will match existing.

Residential amenity

The property attached has an existing conservatory, the proposed extension will project beyond this by 1.4 metres and the pergola would extend again beyond this in total 3.7 metres beyond the neighbouring extension. Taking into account the extension being of solid construction and the pergola being an open structure, it is considered that this depth adjacent to the boundary can be supported. In total slightly exceeding the 3.5 metre depth as stated in Development Management Standards. Yet the pergola section is not an extension, only an open-sided structure, and it is considered that it can therefore be supported.

To the other side the extension will be built alongside the blank side elevation of the adjacent garage and there is a rear extension beyond this. The existing garage at the application site is to be removed and the extension will be set in from the boundary, therefore less impact than the existing garage. The back door and side window are in a similar position to the existing kitchen window so there will be reduced overlooking towards the boundary than currently exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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: Hannah Barker Date: 16th January 2023

Authorised by: Peter Barnett Date: 16 January 2023