Development Management - Delegated Officer Report

Application Number: AWDM/0814/18 Recommendation – APPROVE

Site: 23 The Gardens Southwick

Proposal: Single storey rear extension

Date of site visit: 10.07.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow. There is as existing a flat roof extension with lean to addition to the rear. Consent is sought to remove these structures and erect an unusually shaped rear flat roof extension. The extension has been designed to maximise the floor area of the addition whilst reducing the depth of the extension adjacent to the attached neighbour no. 21. The depth of the extension adjacent to no. 21 is 1.6 metres. The extension then increases to 4.9 metres in depth adjacent to the property to the east which is unattached to the application site, no. 25. The extension will provide an open plan dining kitchen space and the remainder of the ground floor is to be altered to provide a new layout.

Representations

Objection from occupier/owner of no. 21 The Gardens – Objects to the planning application due to privacy, light and noise. The development will impede the light to our kitchen and downstairs bedroom.

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 to the rear of the dwelling. It will not be visible within the street scene. Despite its unusual shape it is not considered in this case that this will be a development which is out of keeping here. Materials will be used to match existing with render and tiles to match. The openings are large to give a contemporary appearance with the flat roof design. It is not considered that the proposal will impact negatively upon the character and appearance of the locality which would warrant a refusal in this case. The extension is considered to be subservient to the main dwelling and can therefore be supported.

Residential amenity

The main properties to be affected in this case are those either side of the site. No. 21 is attached to the west. There is a rear flat roof extension at this property with a side window facing the boundary of the site and a recessed window adjacent to the boundary. Consent has been granted at no. 21 to extend the flat roof addition further, no works directly adjacent to the boundary are proposed. On balance it is considered that due to the design of the extension with the extension limited to 1.6 metres adjacent to the boundary that there will be no significant loss of light or overbearing impact here which would warrant a refusal in this case. The extension increases in depth further away from the boundary therefore any impact would be limited.

On the other side is no. 25 The Gardens. There is a space between these properties. The adjacent dwelling has a flat roof rear addition which is similar to the existing extension at the site. Adjacent to this boundary the proposed extension will be 1.5 metres deeper than existing. It is considered that due to the spacing here that this will not result in any significant adverse impact. However there is a side window at no. 25 which faces onto the side of the application site. A kitchen window exists to the side in the original part of the building and a replacement is proposed in the extension. To improve this relationship, as this window will be serving a much larger open plan living space, and there will be light and aspect to the rear through the large amount of glazing proposed a condition is attached to ensure this is obscurely glazed and with a top opening fanlight only.

A condition is also attached to ensure that no further openings are inserted in the east and west elevations.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The window in the east side elevation of the extension hereby permitted shall be obscure-glazed with top opening fanlight only and shall not subsequently be altered in any way. No additional windows or openings shall be inserted in the east or west elevation of the extension hereby permitted.

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: 17th July 2018

Authorised by: Peter Barnett Date: 17 July 2018