Development Control – Delegated Officer Report

Application Number: AWDM/0894/21 Recommendation APPROVE

Site: 60 Holmbush Way, Southwick, BN42 4YD

Proposal: Retention of rear orangery (retrospective)

Date of site visit: 06.07.2021 - Assessment has been assisted using the Applicants plan; the Councils Earthlight mapping; and Google 3D mapping of the site. Photographs were taken on site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached chalet style, 1 ½ storey bungalow situated on the south side of Holmbush Way within Southwick.

The front (north) of the property is utilized as a convenience retail shop. The north side of Holmbush Way is on rising land and the south side is on falling land. The application site lies lower than the road, and has steps leading down from the pavement to the entrance of the store. A slope to the side of the property provides vehicular access to the neighbouring properties rear garage, and access to the garden area of the application site. There is a tree within the south-east part of the rear garden.

The property has rooflights within the front (north) roofslope; windows in the side (west) elevation; and a rear dormer in the south roofslope.

The area is characterised by a mix of house types and sizes, with a range from bungalows to 1 ½ storey and 2 storey dwellings.

Proposal

The application seeks permission to retain the brick orangery type structure which was built slightly larger than approved under AWDM/1139/20.

As built the plans show the structure to be 4.7m wide x 3.8m deep x 3.2m high (3.7m to top of roof lantern)
Approved plans show the structure to be 4.4m wide x 3.5m deep x 3.2m high (3.3m to top of roof light).

The extension is constructed in brickwork to match the existing dwelling.

Relevant Planning History:
AWDM/1139/20 Proposed conservatory to south elevation. **Approved 16.10.2020**

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)

Planning Assessment

There is no objection in principle to the proposed development to provide a rear extension. The key concerns would be the effect onto the existing neighbouring residential amenities.

Visual & Residential Amenity

The extension is positioned to the west of no. 62 and thereby some overshadowing in the afternoon would result, but the scale and degree of such overshadowing is not considered to be demonstrable.

Other than the roof lantern within the centre of the structure, the height of the extension is the same as the earlier approval. The structure is only some 600mm higher than a new fence erected by the neighbour at no.62.

No. 62 has previously also constructed a raised decked platform of approx. 800mm in height and the height of the platform means that persons using it would have been able to directly overlook the rear amenity area of no. 60. The new fence they have erected appears to be a standard height fence panel, but the base is positioned on top of their raised platform rather than on natural ground level. This panel will prevent some overlooking from the neighbours onto the application site when they utilize their raised platform.

The extension as built is approx. 300mm longer than the approved extension and 300mm wider than approved. It also exceeds the Council's recommended depth for extensions by 300mm. However, for the reasons stated, it is not considered that the extension as built will demonstrably harm the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. No window in east elevation facing no. 62

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.07.2021

Authorised by: Peter Barnett Date: 6 July 2021