Expiry Date - 18-11-2016

Development Control – Delegated Officer Report

Application Number: **AWDM/1445/16**

Recommendation – APPROVE

Site: **125 Downsway Southwick**

Proposal: **Front porch and pitched roof to bay window**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single-storey front extension to measure (at max) 3.5 metres in height, 1.9 metres in length, and 5.9 metres in width.

The application property is a two-storey semi-detached dwellinghouse in an outer suburb of Southwick, residential in character.

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan 2016 (Submission) Policies: 2, 15

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The highway is elevated from the main house, which is at a significantly lower height than street level. This means the extension would be largely hidden from view. Irrespective of this, it would be sufficiently integrated visually with the main house in terms of roof form and shape and matching exterior materials/finishes.

Residential amenity

The front extension would be sufficiently removed from neighbouring windows to avoid adverse harm onto neighbour's living conditions by way of overbearing/overshadowing and/or overlooking.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match dwellinghouse

Informative

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.

Is recommendation contrary to any representations? N/A

Case Officer signed: Matthew Porter Date: 4-11-2016

Authorised and signed by: Peter Barnett Date: 4 November 2016