Development Management - Delegated Officer Report

Application Number: AWDM/1907/20 Recommendation – APPROVE

Site: 6 Mile Oak Crescent, Southwick

Proposal: Proposed single storey infill extension to rear (north east) and single storey extension to side (south-west)

Date of site visit: No visit use of photographs and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey property within a street of similar dwellings with front bay windows and rear two storey projections. It is on the corner of Mile Oak Crescent and Prince Charles Close which runs to the side.

Consent is sought for a single storey rear infill extension adjacent to where the existing two storey projection is, within a recessed area adjacent to the boundary with the attached semi. An extension is proposed here in line with the existing projection abutting the adjacent extension at the side boundary.

Also proposed is a side addition. There is an existing narrow flat roof extension to the side of the dwelling adjacent to the highway, this is where the main entrance is. Consent is sought to bring this further forward toward the front elevation of the house and add a lean to roof with roof lights. The extensions will provide a kitchen/dining space to the rear and to the side an entrance hall and W.C.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 rear extension will not be visible within the street scene as it is infilling a recess adjacent to the two storey section of building. The side extension will be seen due to the corner position of the site. Yet it is modest in scale and the lean to roof is sympathetic to the existing building design, the roof lights will not be harmful. The side extension comes closer to the front of the site than existing however there is still some set back from the front. Both extensions are subservient to the main dwelling and materials are to match existing.

Residential amenity

Due to the position of the dwelling adjacent to the highway the main dwelling to be affected is the attached semi. There is an existing extension adjacent to the boundary here which will abut the proposed extension. There will therefore be no loss of light, privacy or overbearing impact in this case. The side extension will be visible from neighbouring properties however no adverse impact will result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 11th December 2020

Authorised by: Peter Barnett Date: 14 December 2020