Development Management - Delegated Officer Report

Application Number: AWDM/0572/21 Recommendation – APPROVE

Site: 12 Cromleigh Way, Southwick, Brighton

Proposal: Construction of single storey rear kitchen extension with raised terrace and steps, timber privacy screen to either side of terrace.

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with rooms in the roof. There is an existing raised decked area with steps onto the lawn. Consent is sought for a single storey flat roof extension to the rear of the property, 3 metres in depth. It is proposed to be rendered with aluminium capping bifold doors are proposed to the rear onto a raised terrace with steps down to the garden. The terrace is shown the full width of the opening.

Due to the raised levels and projection down the garden it was considered that some screening would be required either side of the proposed terrace. There is space here for the applicants to sit and this being at an elevated level could over look properties either side and result in an unneighbourly form of development. Amended plans have been received to show timber privacy screens either side 1.5 metres high.

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 extension is to the rear of the property it is not visible within the street scene it is to the rear of the property. It is to be rendered with a contemporary appearance adjacent to the existing brick building. The raised terrace and stairs are a similar feature that currently exists and will not be out of keeping. The extension and associated works are subservient development which is considered to be acceptable in terms of visual amenity.

Residential amenity

The main properties to be affected are those either side of the site there is open space to the rear of the site. To the north is the neighbouring property which is not attached. There is a small rear addition adjacent however this will not be affected by the extension due to spacing between the properties and it being limited to 3 metres in depth. The raised terrace will project beyond this however with the screening proposed and the space between the properties there will be no adverse impact. No overlooking or loss of light will occur.

To the south is the attached dwelling this property has not been extended to the rear. The extension 3 metres in depth is not considered to have any adverse impact in this case. Development Management Standards state that an extension of up to 3.5 metres could be permitted with this relationship without having detriment to the neighbouring property. The terrace does extend beyond this however to a limited depth and it is set in from the boundary. The screens are a reasonable height to limit overlooking whilst not being oppressive to the neighbours. The proposal as amended can be supported here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials - render
4. No additional windows on the north or south elevation of the extension.
5. Privacy screen

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 28th June 2021

Authorised by: Peter Barnett Date: 28 June 2021