Development Control – Delegated Officer Report

Application Number: AWDM/1413/18 Recommendation – APPROVE

Site: 2 Upton Avenue, Southwick, Brighton, BN42 4WP

Proposal: Replacement rear extension with raised terrace and 1.8m high privacy screening.

Date of site visit: 27.09 .2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a residential bungalow with a side garage on the south side of Upton Avenue in Southwick. The property is raised up from the road, and the land falls from the highway. The rear garden land is lower than the bungalow, and the bungalow has steps that lead down from it to the garden. There is an existing conservatory with facing bricks on its lower section and has PVCu windows etc. The conservatory will be replaced by the proposed new rear extension

The proposal seeks permission to replace the existing rear brick built conservatory with a false hipped around the flat roof extension across the full width of the bungalow and approx. 3.42m in depth. The height of the rear extension will be approx. 3.5m from the floor level of the extension and bungalow.

High level windows are shown in both sides of the extension, and the rear will have bifolding glazed doors

Due to the falling level of land, the floor level of the extension itself will have an overall height of some 4.9m from the garden ground level.

Beyond the extension will be a 3m deep raised terrace. It will be approx. 6.15m wide next to the extension and will have steps leading down to the side garage at this point. The main of the raised terrace, will be approx. 5.2m wide and will have steps to its side (next to the existing garage), leading down to the garden.

A 1m high glazed privacy screen is identified on the outside rear edge of the raised platform, and a further glazed privacy screen at 1.8m high at the west side edge of the raised platform.

There will be 2no. raised roof lights within the flat roof, but this will be screened by the upstanding of the false pitched roof

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The property is on elevated land and backs and sides onto other properties which are on lower land.

The existing conservatory is approx. 3.1m in depth, and thereby the proposed extension will only be some 300mm deeper than the existing. Further, it will have less windows, particularly to the side than the existing conservatory, thereby minimizing possible overlooking to its neighbours specifically no.'s 34, 36 & 38 Overhill.

The raised platform, being some 3m deep will be a new feature but to prevent overlooking to the above cited properties a 1.8m screen of level 5 obscurity would be put to the side of the platform. The platform contrasts with the existing tiered steps that are existing, these steps can be sat and stood upon, potentially offering similar overlooking to the above properties.

The front of the platform does not have a high screen, just a low safety screen, thereby overlooking could occur to the rear, namely no.'s 34 & 36 Overhill, but these are at an oblique angle from the application site, and will be some 6m distant, thereby will not be demonstrably affected.

The properties in Overhill are on lower ground than the platform, but this is an existing situation, and thereby would expect a higher than normal potential for overlooking from the raised properties to the rear.

Residential Amenity

The replacement to the conservatory is considered to result in less overlooking than the existing structure and thereby will not result in unacceptable harm onto the existing residential amenities of neighbouring properties.

However, the raised platform on the face of it could result in overlooking of neighbours, which would diminish existing residential amenities, but this has been looked into and responded to above, where it has been concluded that there will not be unacceptable harm onto the residential amenities of properties to the rear.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows on either side of the proposed extension
5. The use of the platform shall not be brought into use until and unless the screen identified on the plans has been put in place.
6. The side screen shall have glazing with the minimum of level 5 obscurity as stated within the agents letters dated 19.11.2018

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 21.11.2018

Authorised by: Peter Barnett Date: 22 November 2018