Development Management - Delegated Officer Report

Application Number: **AWDM/1185/15** **Recommendation –** Approve

Site: 17 Victoria Road, Southwick

Proposal: Single storey side and rear extension (existing garage removed)

Date of site visit: 28 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to semi-detached house located on the north west side of Victoria Road. There is a shared driveway which runs between the side wall of the application dwelling and that of the neighbouring dwelling at No.15. There are a mix of dwelling types and designs in the vicinity of the site.

Permission is sought for a single storey 'wrap around' extension to the side and rear elevations. There is an existing detached garage set at the rear of the house which would be removed. The existing rear wall of the house is staggered and so the extension would measure 1.7 metres in depth from the existing projecting rear wall and 9.7 metres in depth from the recessed part. The extension would have a hipped roof with rooflight windows to the side and would measure 3.4 metres in height and approximately 2.3 metres to eaves level.

Relevant site history
None relevant

Consultations
Southern Water have commented that a formal application for any new connection to the public foul and surface water sewer is required and that any sewers found during construction works should be investigated.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
Although the extension would be located at the rear of the house, the relationship with no. 15 to the east is such that it would be visible from Victoria Road across the shared drive. However, given the scale and design of the

proposed extension it would not cause any significant harm to the visual amenities of the site or surroundings subject to the use of matching materials.

Residential amenity
The depth of the extension at the rear is limited to 1.7 metres and would not pose any significant threat to the occupiers of the adjoining dwelling at No.19.

In relation to the impact on No.15 to the north east, the extension would infill some of the separation space between the application dwelling and no.15, however the impact of the existing two storey side wall should be considered and that the overall height and eaves level of the proposed extension is relatively modest. With the extension set approximately 3.5 metres from the side wall of No.15 with direct facing windows set beyond that within the neighbours rear projection and within the context of permitted development fallback which would allow a deeper single storey rear extension and side extension not connecting to the rear wall or rear extension, the impact on No.15 is considered acceptable.

The loss of the garage and parking is noted and potentially places more pressure on the parking in the street, which is limited. The only potential replacement parking would be by way of removing the front garden area which is considered to be a retrograde step from a visual amenity viewpoint and so on balance impact on parking is considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No side windows
4. Permission relates to approved plans:
   Drawing number 15588-Loc deposited 7 August 2015
   Drawing number 15558-01 deposited 7 August 2015
   Drawing number 15558-02 deposited 7 August 2015

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.
- A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the

matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Rebekah Smith Date: 28 September 2015

Authorised by: Peter Barnett Date: 29 September 2015