Development Management – Delegated Officer Report

Application Number: AWDM/0689/23 Recommendation: APPROVE

Site: 1 Windmill Road, Southwick, West Sussex

Proposal: Proposed demolition of existing rear (West) conservatory and construction of single storey rear extension with roof lights and new fence and gate to the side (South) elevation.

Date of Site Visit: 20th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey property within a cul de sac of similar properties. There is an existing flat roof glazed extension to the rear and a side lean to porch. Consent is sought for a rear flat roof extension with parapet and roof lights. It was originally proposed to extend the full width of the rear elevation, 3.8 metres in depth at 3 metres in height. Amended plans have been received showing a reduced height to 2.9 metres and a set in from the boundary of the attached dwelling beyond 3 metres.

Also proposed is a fence and a gate to the side of the property between the house and the side boundary.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension is to the rear of the dwelling and will not be visible within the street scene. It is higher than a standard extension however with the parapet design and materials to match it will not be out of keeping and is subservient to the main dwelling.

The proposed fence and gate are set back to the side of the dwelling, will not be prominent within the street scene and are not excessive in height, there will be no adverse impact as a result.

Residential amenity

The main dwellings to be affected by the proposed development are those adjacent, the attached dwelling and the rear of the neighbouring dwelling to the south. The extension will be visible from the rear of the property to the south and there is a side window toward this boundary however there is some separation and as the window is at ground floor there is not considered to be any adverse impact which would warrant a refusal in this case.

The attached dwelling has a rear extension which results in the adjacent window being in a recess. It is contrary to Development Management Standards to build where a recessed window will result. In this case the window is as existing in a recess however the existing extension at the application site is set in and is also lower and glazed. The proposed extension as originally submitted was 3.8 metres in depth of solid construction, amended plans have been received reducing to 3 metres in depth then stepping in from the boundary and a slight lowering of the roof. On balance this can be supported as an extension could be built at 3 metres in depth having a similar impact.

The fence and gate will have no adverse impact to the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendment.

Case Officer: Hannah Barker Date: 17th July 2023

Authorised by: Peter Barnett Date: 17 July 2023