Development Management - Delegated Officer Report

Application Number: AWDM/1693/18 Recommendation – APPROVE

Site: 47 Highdown, Southwick

Proposal: Single storey rear extension replacing existing on north elevation

Date of site visit: 11th December 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. There is as existing a brick built, single storey flat roof rear extension and adjacent to the boundary with the attached property there is an open storage area with plastic roof and wooden in construction.

Consent is sought to remove the existing wooden/plastic structure and to incorporate the existing brick built extension into a single storey extension the full width of the property. As originally submitted an extension was proposed 5 metres in total depth. It was advised by officers that an extension at this depth adjacent to the boundary with the attached dwelling could not be supported and that a reduction to 3.5 metres was recommended. Amended plans have been received showing a reduction to 3.5 metres adjacent to the boundary then increasing to the original depth of 5 metres, 2 metres in from the boundary. The extension is 2.8 metres in height the same as the existing extension. The amended plans also show the side door moved to the rear elevation and the side window to be obscurely glazed.

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 2018)

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 application site, it is not visible within the street scene. The extension as amended, with its ‘stepped in’ design does not result in an overly large addition. It is subservient in scale to the main dwelling and will match in materials. The flat roof design follows that of the existing rear extension.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling to the east has not been extended to the rear. It is therefore considered that any extension exceeding 3.5 metres on the boundary could not be supported in this case. Any proposal would need to comply with Development Management Standard No. 2. The current scheme as amended shows a reduction in depth therefore complying with this standard. It is considered that as amended there will be no loss of light, outlook or overbearing impact which would warrant a refusal in this case. The plans show no windows or openings on the eastern side elevations. A condition is attached to ensure that this remains the case.

To the west the neighbouring property is at an angle to the application site and is set forward. The boundary is also set in at an angle toward the neighbouring property. Adjacent to the boundary a two storey extension has been added at no. 45. This is set back from the rear elevation. Due to the position of the boundary fence and the existing single storey extension at the application site the ground floor French doors adjacent the boundary currently have limited outlook and light this is compounded by the north aspect here. Taking into consideration the current situation, on balance it is not considered that the rear addition here will give rise to a significant detrimental impact which would warrant a refusal in this case. There is an existing side window at the existing extension which will remain. A window is proposed on the west side of the new addition. This will be conditioned to be fitted with obscure glazing only, to avoid any overlooking to the adjacent property. The door as shown on the original plans was on the side, the amended plans show this moved to the rear elevation, this is to avoid activity close to the boundary with the neighbouring property which would be unneighbourly.

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 east or west elevations of the extension.
5. The additional window on the west side elevation of the extension shall be fitted with obscure glazing only and shall remain as such at all times.

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

Informatives

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th January 2019

Authorised by: Peter Barnett Date: 14 January 2019