Development Control – Delegated Officer Report

Application Number: AWDM/1276/16 Recommendation – APPROVE

Site: 6 Upton Avenue, Southwick, Brighton, BN42 $WP

Proposal: Single storey rear extension to south elevation.

Date of site visit: 14.09..2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on the south side of Upton Gardens. The bungalow is on a hill rise, and the property slopes down from the road. No. 4 sits approx. 600mm further back behind no. 6, and has a conservatory approx. 3m deep. There is a block wall boundary built between the properties which is over 2m in height, the block wall continues down the length of the garden, stepping down periodically to take the slope into account. There is also a pair of semi-detached garages at the end of the shared drive serving no. 6 and no. 8.

At the time of the site visit work had already started on the site with demolition of concrete paths and other works inside the bungalow. Also totally stripping out the gardens of plants and grass.

No. 8 is on higher land than the application site and has had a rear single storey extension measuring 4m in depth (AWDM/0532/13 refers), and a very large side flat roof dormer facing directly onto no. 6, which was it seems built under permitted development.

The surrounding area is made up of predominantly bungalows. The street is on rising land from west up to east.

Proposal

Planning permission is sought for a single-storey rear extension extending across the full width of the bungalow (7.15m wide and 3.75mm deep). It would have a flat roof to a height of approx. 3.6m. No windows are indicated in either side elevation, and the rear elevation will have bi-folding doors to a width of 4.1m wide

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be in line with both the side elevations of the original dwelling, and would have no windows in those elevations. A condition on any approval to prevent windows in the sides would be appropriate. The depth of the extension at 3.75m

No. 8 on the other side of the shared drive has had a rear extension of 4m approved in 2013. No. 4 however has only had a conservatory type extension constructed which is to a depth of approx. 3m and it is not full width, but it has windows to its side elevation facing into the application site. Also, the built dwelling of no. 4 protrudes further to the rear than the application site by approx. 1m. The conservatory at no. 4 thereby clearly overlooks the existing rear area of the application site no. 6.

The application bungalow is only approx. 1m from the boundary with no. 4, and no. 4 is approx. the same to the boundary with no. 6, making only a 2m separation between the buildings. Any hedging screening that may have been in place would have been stripped out by the diggers currently working on site, who are stripping the whole of the rear garden of plants and grass, (and at time of site visit, seemed to be starting on the front garden to do the same).

The proposed extension at 3.75m is thereby considered comparable with that at no. 4 and shallower than that at no. 8. On balance therefore, the proposed single storey rear extension is considered to be acceptable in its relationship with both neighbouring properties.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The rear extension, being no wider than the existing bungalow will have no adverse amenity impacts for neighbours.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. No additional windows in the side elevations of the extension

4. Materials to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.10.2016

Authorised by: Jo Morin Date: 05.10.2016