Development Management – Delegated Officer Report

Application Number: AWDM/01104/16 Recommendation – APPROVE

Site: 25 Old Barn Way Southwick Brighton

Proposal: Single storey rear extension to north elevation (to replace existing conservatory)

Date of site visit: 30.08.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached, two storey dwelling in a street of similar properties. As existing there is a two storey side extension and to the rear a lean-to conservatory which looks in need of removal. Consent is sought to remove the existing conservatory and erect a single storey rear extension the whole width of the rear elevation. The extension is to be of flat roof design with a roof lantern. It is 9.4 metres wide, 3.3 metres in depth and 2.9 metres high. The extension will provide an extended kitchen, a study and a utility room.

Consultations:

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 is to the rear of the building. It is therefore not prominent within the street scene, due to its modest size and flat roof design, despite it being a corner plot the extension will not have any adverse impact upon the street scene.

Residential Amenity

The main property to be affected in this case is the attached adjacent dwelling, no. 23 Old Barn Way to the west. This dwelling has an existing flat roof rear extension of the same depth as the proposed extension. The proposed extension is to be built adjacent to but not attached to this existing extension at no. 43. There will be a gap between the two extensions.

Due to the proposed extension being of the same depth as the existing extension there will therefore be no overlooking, loss of light or overbearing impact as a result. To the rear of the site is the blank flank elevation of no. 27 Old Barn Way.

Recommendation

APPROVE

1. time limit
2. approved plans
3. materials to match

Informative

1. Pro-active
2. Southern Water

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

Case Officer: Hannah Barker Date: 5th September 2016

Authorised by: Jo Morin Date: 05.09.2016