Development Management - Delegated Officer Report

Application Number: AWDM/2090/20 Recommendation – APPROVE

Site: 6 Park Way, Southwick, Brighton

Proposal: Single storey rear extension

Date of site visit: No visit, use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties. There is an existing conservatory adjacent to the boundary with the attached bungalow. Consent is sought to remove the existing conservatory and erect a single storey extension with hipped roof, 3.9 metres in depth. The extension will be built in brick to match the existing extension (the bungalow is rendered,) and tiles to match existing.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 bungalow it is not visible within the street scene. The design is in keeping with the existing building and it is subservient in scale, the use of brick and tile will be in keeping here.

Residential amenity

The main property to be affected is the attached bungalow. As existing there is a conservatory adjacent to the boundary which extends by 2.5 metres. The proposed extension will be in close proximity to the boundary and will extend by 3.9 metres in depth. This relationship is considered to be acceptable, the neighbouring conservatory has a solid side wall. Development Management Standards state that an extension up to 3.5 metres in depth can be built adjacent to an attached dwelling where no extension already exists. In this case the 2.5 metre projection exists therefore the additional 0.4 metres in depth can be supported. It is noted that a low level boundary wall exists between the properties offering very little screening. However a fence or wall up to 2 metres could be erected without planning consent if additional screening was required by the occupiers.

There will be no impact upon the neighbouring bungalow on the other side, due to the limited depth of the extension and the set in from this boundary no adverse impact will occur. There are glazed doors facing toward the boundary however in this case the existing conservatory has clearly glazed doors on the same elevation. Therefore in terms of impact upon amenity there will be no change from existing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing roof and brick work to conservatory
4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 11th January 2021

Authorised by: Peter Barnett Date: 11 January 2021