Development Management - Delegated Officer Report

Application Number: AWDM/1049/18 Recommendation – APPROVE

Site: 66 Underdown Road, Southwick, Brighton

Proposal: Proposed single storey side/rear extension.

Date of site visit: 6th August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace character property within a street of similar dwellings. There is a rear two storey flat roof projection which is common with properties of this type.

Adur and Worthing Councils: Tree Officer: **-** No comment

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 dwelling and is flat roofed and subservient to the main dwelling. It will not be visible within the street scene. It will be completed in render to match the existing building. The new first floor window faces to the rear and will be a visual improvement to the blank first floor elevation.

Residential amenity

The main property to be affected in this case is the adjacent dwelling to the north, no 68. This property is not attached to the application site and there is some spacing between the dwellings. There is a similar rear two storey projection at no. 68. There are as existing French doors set back in a recess and a window which faces onto the boundary fence towards the application site. The proposed extension will bring the building closer to the adjacent property infilling the space between the two storey building and the boundary fence. The flat roof addition will exceed the height of the boundary fence. On balance it is considered that due to the spacing that will remain between the buildings, the existing situation with the recess and limited outlook, that the proposed extension would not result in a significant loss of light or overbearing impact in this case which would warrant a refusal here. A condition is attached to ensure that the building will be rendered to match existing therefore it will be light in colour. Any openings on the side elevation will also be restricted.

The addition of the first floor window will not result in any increased overlooking than already occurs here as a result of other first floor windows.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the north side 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: 21st August 2018

Authorised by: Peter Barnett Date: 21 August 2018