Development Management - Delegated Officer Report

Application Number: AWDM/1723/20 Recommendation – Approve

Site: 1 Hill Farm Cottages, Upper Kingston Lane, Southwick

Proposal: Single storey rear extension

Date of site visit: Assessed using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached house on the edge of the National Park. It currently has a side and rear extension with a recess on the boundary with the attached house.

It is proposed to construct a single storey extension in this recess, to a depth of 4.3m. It will have a shallow pitched standing seam roof form contained between two parapet walls. The extension will sit adjacent to the boundary and will have a curved outer wall.

Relevant Planning History

ADC/0324/06 - Single-storey rear/side extension

Consultations

None

Representations

Letter of objection received from the occupiers of 11 Hill Farm Way (opposite):

- It is already like a building site here with other extensions being built on other properties
- Fed up with noise, dust

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 at the rear and is not visible from the street. It may be seen from the Downs to the north but it is a modest addition which, while contemporary in appearance, will not harm the character or appearance of the existing house.

Residential amenity

The extension will abut an existing extension at the attached house to virtually the same depth. No loss of amenity will occur.

The comments of the neighbour opposite are noted but short term disturbance during the build is an inevitable consequence and is not a reason to refuse the application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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: Peter Barnett Date: 13 November 2020

Authorised by: Gary Peck Date: 13 November 2020