Development Control – Delegated Officer Report

Application Number: AWDM/1554/14 **Recommendation – Approve**

Site: **27 Hillside**

Proposal: **Single storey rear extension to replace existing conservatory**

Date of site visit: 26-11-2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) 7.1 metres in height, 3 metres in length, and 8.8 metres in width.

The application property is a detached bungalow with existing rear extension and flat roof side dormer. The land drops east-to-west.

The neighbour to the north is a bungalow. Close boarded fencing denotes the shared boundary, with small trees planted on the neighbour's side. This property has a clear glazed window and door close to the boundary.

The surrounding area is an outer residential suburb of Southwick.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be of a suitable domestic scale. The full hipped roof would be integrated with the rest of the building.

It would be built of matching materials and finishes. The fenestration is of a matching design and style also.

Residential amenity

The neighbours principally impacted upon by this development are those to either side of it (it is physically removed from the remainder).

Neighbour to north-east

The new roof may well take some additional light and outlook away from the clear glazed door and window closest to the shared boundary

However, the outlook and light received by this fenestration is already curtailed by the existing planting along the boundary. Some 1 metre would also be retained between the side wall of the proposed extension and boundary. The roof is sloped away from the shared boundary.

In this circumstance, although both overbearing and overshadowing would occur it would not be to an adverse extent.

The absence of windows in the north east side wall avoids direct overlooking, so views would be oblique in nature and unacceptable loss of privacy negated.

Neighbour to south-west

The development is physically removed from this neighbouring building so as to avoid undue harm onto the occupier's living conditions.

It would be largely hidden behind the existing garage, and views from windows would be filtered across the garden.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing dwelling
4. Notwithstanding "pd" no windows/opening in north east elevation

Informative

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.

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

Case Officer: Matthew Porter Date: 4-12-2014

Authorised by: Peter Barnett Date: 5 December 2014