Development Control – Delegated Officer Report

Application Number: AWDM/0449/20 **Recommendation – Approve**

Site: **13 Ridgeway Close, Southwick, BN42 4QQ**

Proposal: **Single storey rear extension to south west elevation with steps and platform to south-east.**

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey and semi-detached house, situated at the end of the cul-de-sac Ridgeway Close. The frontage of the site is laid to hardstanding which is at a higher level than the natural ground level of the dwelling. Steps lead down from the front hardstanding area to the front door and the side gate.

As the dwelling is on the outer curve of the cul-de-sac, it has a wider rear garden than others, but it narrows approx. half-way down the garden towards the rear end. The site has outhouses within the rear garden mostly sited close to the boundary with no. 11 on the widest part of the triangular piece of the rear garden.

The street scene comprises two storey semi-detached dwellings.

Proposal

The proposal seeks permission for a single storey, flat roofed rear extension with a platform outside of the side door to the extension and a ramp down towards the rear garden from the platform.

The extension will measure some 3.5m wide x 3.4m deep x 3m high. The platform and steps to the side of the extension measure approx. 1m wide 2.8m long x 1.2m high from the ground to the top of the handrail.

***Planning History**:*

Consultations:

Env. Health Private Sector Housing: No objections

Env. Health Contamination: The site is situated close to an area of land identified as potentially contaminated. Recommend contamination informative.

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual Amenity

The proposed rear extension will be positioned some 6m from the boundary with no. 11 and thereby will not result in any undue harm to that neighbouring property. The platform and ramp will be positioned on the side of the extension, which will protrude out from that elevation making it visible from the street scene, however because the site is lower than the road and set near the rear of the dwelling, it will not be readily visible.

The height of the balustrade around the platform from ground level will be some 1.2m and the low steps/ramp will run to the back of the side of the extension for approx. 2.9m and they low steps/ramp will be approx. 1m wide.

Together the rear extension and the ramp/steps will not be overly intrusive to the neighbouring properties or the street scene.

Residential Amenity:

The properties that could be affected by the proposal are no.'s 11 and 15 The Ridgeway to the sides. There are no properties to the rear as the site backs onto the Mile Oak Road Play Area/Open Space

As the property is on a corner site, the rear amenity area is wide and thereby as the extension will be sited some distance from the boundaries of the neighbours, it is not considered that it will result in any unacceptable harm onto those properties.

Recommendation :

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching materials

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 22.07.2020

Authorised by: Peter Barnett Date: 23 July 2020