# Development Management - Delegated Officer Report

**Application Number: AWDM/0488/19 Recommendation – APPROVE**

**Site: 44 Downland Avenue, Southwick**

**Proposal: Extension to existing raised decking across rear south elevation with obscurely glazed privacy screen to eastern side.**

**Date of site visit: 16th April 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a semi detached bungalow with rear single storey extension with raised patio to the rear with steps leading down to the rear garden. Ground levels drop to the rear of the property with dwelling to the rear at lower ground level. Consent is sought to increase the width of the raised area with decking across the rear of the bungalow.

Originally submitted were proposals to extend the raised external area to the boundary with the attached bungalow to the east (although the rear extensions of the properties are not attached.) The plans showed the rear window to be changed to a patio door to give additional access to the raised deck. The steps leading to the garden are to remain in the existing position and the raised area is to be no deeper than existing. There was concern that due to the elevated position of the increased area and its close proximity to the adjacent dwelling and rear garden that there will be a loss of privacy impact as a result of the development. The applicant's agent discussed this with the neighbour and applicant and amended plans have been received showing a screen to the eastern side and the decking moved in from the boundary. These plans have been readvertised and no representations have been made.

## 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)

## 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 and residential amenity**

The development is to the rear of the bungalow and is not visible within the street scene. Due to the change in levels the additional raised patio will be visible from properties to the rear. However as the raised patio already exists it is not considered that, in relation to the properties to the rear, there will be any additional overlooking which would warrant a refusal in this case.

The property to the west is not attached to the application site and there is some spacing, the existing raised patio is also adjacent to this boundary and this impact will therefore be unchanged. The patio is to be extended toward the west therefore the impact is upon this, adjacent property. The proposed set in of the raised decking and addition of the screen will help to mitigate any overlooking and loss of privacy that may occur here.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Prior to use of the raised decking hereby permitted the 1.8 metre obscurely glazed screen shall be installed and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th May 2019

Authorised by: Peter Barnett Date: 13 May 2019