Expiry Date 16/02/2022

Development Management – Delegated Officer Report

Application Number: AWDM/2297/21 **Recommendation – APPROVE**

Site: **25 Eastbrook Way Southwick West Sussex BN41 1PS**

Proposal: **Proposed single storey rear extension**

Date of site visit: Monday 30 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** a modest semi-detached two story dwelling located in a cul-de-sac
- **Character:** residential
- **Site Levels:** to the rear the garden has a raised terrace

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear measuring 6m deep by 5.2m wide with a flat roof of approximately 2.9m.
- The extension would incorporate the existing WC and store. building the extension sits at 1.2m away from the shared boundary with neighbouring no.26
- The extension would be finished in a white render pebbledash to match the existing dwelling. It would have bi-fold doors and uPVC windows to the rear.

Relevant Planning History:

None relevant

Consultations:

Environmental Health: No comments/objection

Representations:

None

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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 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the property and would not be visible from the surrounding street scene.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building, with an exception to the current pitched - polycarbonate corrugated roofing that would be replaced by a bitumen flat roof profile.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the south side at No.26, separated by a 1.8m high fence to the boundary. The scheme has been amended during the lifetime of this application to move the extension away from the shared boundary and position it 1.2 m into the host dwellings garden.

The extension, while large at 6m deep, is now considered to be sufficiently distant from the shared boundary to not be overbearing or oppressive to the neighbour. The neighbour has a domestic shed located along this boundary, therefore there is no immediate amenity impact to the neighbouring occupiers by virtue of overlooking or loss of privacy.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

4. Obscure glaze south side window

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Stuart Corbey	Date: 09/02/2022
Authorised by:	Peter Barnett	Date: 10 February 2022