Development Management - Delegated Officer Report

Application Number: AWDM/1611/20 Recommendation – APPROVE

Site: 20 Upton Avenue, Southwick, BN42 4WP

Proposal: Formation of single storey rear extension with raised deck, steps and privacy screen

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is a detached, hipped roof bungalow positioned on the south side of Upton Avenue on land that slopes down at the rear. No. 20 has an existing rear conservatory extension.

Both no.'s 18 and 20 Upton Avenue are detached bungalows of the same design as one another only handed. There is a shared drive between the properties leading down to the side by side garages near the rear of the garden. The topography of the application site and neighbours is one of sloping land falling to the rear.

The street scene comprises predominantly detached bungalows, and many of the dwellings have extensions and or roof dormers.

The proposal seeks permission to provide a single storey rear extension with a false pitch flat roof. Also a raised deck and platform together with a 1.5m high privacy screen to the west boundary.

- The rear extension is shown to be 3m deep x approx. 3.2m high (3.4m to top of rooflight) x approx. 6.7m wide
- The rear raised decking will be approx. 2.5m deep x 6m wide
- The depth of the steps will be approx. 1m
- The privacy screen will be 1.5m in height

Representations: None received

Consultations: None

Relevant Planning History:

AWDM/1619/20 Demolish existing garages and rebuild larger pair of single storey garages at rear of no. 18 and no. 10 Upton Avenue.
Approved 08.12.2020

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual Amenity:

The rear extension will replace the existing conservatory, and will be constructed so as to be in line with the east elevation of the host bungalow, but, it will be indented 600mm from the west elevation.

Because of the fall in land level at the rear, the decking and steps are critical in order to facilitate access to the garden. It is not considered that the 3m deep extension, together with the 2.5m deep decking area would be visually dominant in the locality, particularly given that the extension will be located to the rear of the bungalow.

The existing pair of garages which are sited to the rear of the bungalow will be relocated to be further to the rear as approved by AWDM/1619/20, thereby allowing room for the proposed rear extension and decking area.

Residential Amenity:

The properties that could be affected by the proposal are the neighbouring dwellings at no.'s 18 & 22 Upton Avenue; along with the properties to the rear, no.'s 32 & 34 Hillside. These rear properties are more than 20m distant and therefore will not be materially affected by the proposed extension.

There is a gap of some 1m from the east elevation of no. 20 to the boundary with no. 18, who likewise have a similar separation distance. No. 18 also have a rear extension, but theirs is set away from the side boundary, the gap therefore between the proposed extension and the built form at no. 18 is some 4.5m. The extension at no. 18 has a window in the side elevation, directly overlooking the application site, therefore it would be reasonable to exclude windows in the side elevation of the proposal in order to prevent any reciprocal overlooking.

No. 18 also has a rear window in the main dwelling between their extension and the proposed extension. Using the 45 degree rule, it would appear that the extension would not impinge on that line and therefore its position and length will be satisfactory with regards to not resulting in unacceptable residential harm onto no. 18, or cause a tunnelling effect.

The decking will provide a privacy screen to the side next to no. 18 which is considered a reasonable provision.

The side elevation of the proposal facing to the west, will be to the side elevation of no. 22's rear extension, and this extension does not have any fenestration on the facing elevation. Therefore in order to prevent any future overlooking, it would be reasonable to exclude windows in the side elevation of the proposal facing no. 22.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. No windows in either side elevation
5. Privacy screen

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 19.01.2021

Authorised by: Peter Barnett Date: 20 January 2021