Expiry Date - 08/03/2019
Extension of time agreed to 19.03.19

Development Control – Delegated Officer Report

Application Number: AWDM/0142/19 **Recommendation – REFUSE**

Site: **14 Culver Road Lancing West Sussex BN15 9AX**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 2.95m and height of eaves of the extension 2.95m**

Date of site visit: 28.02.19

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No.14 is a semi-detached house with an existing rear extension and pergola type structure which runs along the boundary. No.16 attached to the west consists of two flats; the ground floor flat at No.16 has a small flat roofed rear extension. No.12 to the east is a semi-detached house with a conservatory to the rear.

Proposal

A Larger Home Extension is proposed to replace the existing structures which was originally 4.87m in depth but would now be 4m in depth (as amended) and 2.95m high (the original two roof lanterns have been deleted from the plans) with a flat roof and an eaves height of 2.95m. The overall width would be 5.5m and the proposal would abut the adjoining boundary with No.16.

Relevant Planning History: None

Consultations: None

Representations:

An objection was received from the occupier of the ground floor flat adjoining to the west at No.16. She states that whilst she does not object to an extension in principle, she has concerns about the impact of the (original) proposal on her property. She states that the 2.9m high wall will run along a large proportion of her small garden and would overshadow the rear of her flat and cause loss of light to her rooms and suggests that the two rooflights (as originally proposed) are replaced with flat ones which would reduce the impact.

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An amended plan has been subsequently received and the objector decided to withdraw her objection.

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

The key considerations are the effects on the residential amenities of the ground floor flat adjoining at No.16 only. The Council has obtained legal advice and have been advised that, whilst the objector has subsequently withdrawn her objection, a decision can still be made based on the original objection and an assessment of the effects on the residential amenity of the objector's property.

The existing conservatory at No.14 is 3.2m deep with a maximum height of 2.4m according to the submitted drawing. It also has a pergola type structure attached to it which combined does not currently impact on the residential amenity of the ground floor of No.16.

The proposed replacement solid extension would now be 4m deep (as amended) and the height would now be nearly 3m as the roof lanterns have been deleted. There is a boundary fence approximately 1.8m high between the two properties and therefore the proposed extension would be more than 1.1m higher for the 4m length.

It is acknowledged that the extension has been reduced in length by 0.87m and the roof lanterns have been removed and there is a 1.8m high fence on the boundary. However, when viewed internally from the rear windows of the objector's property, it is considered that there would be an overbearing impact on the rear patio and rear living area of that dwelling and some loss of sunlight/daylight in the morning, particularly as the dwellings are small with limited width. At 4m, it exceeds the size of extension as recommended in the Council's DM Standard which specifies a maximum length of 3.5m on semi-detached properties such as this.

It is therefore considered that the proposal would have an adverse effect on the residential amenity of the ground floor flat at No.16 and should be refused.

Recommendation

PRIOR APPROVAL REFUSED for the following reason:

The excessive depth of the proposed extension, combined with its height and proximity to the west side boundary, would result in an overbearing impact and unacceptable reduction in the light received to the rear elevation and

patio area of the ground floor flat at No.16 Culver Road to the east and loss of outlook for those occupiers. It would therefore be harmful to the living conditions and the residential amenity of the occupiers of that dwelling. The proposal is therefore contrary to policy 15 of the Adur Local Plan.

Case Officer: Sarah Foster Date: 13.03.19

Authorised by: Peter Barnett Date: 13 March 2019