Expiry Date – 22/5/19

Development Control – Delegated Officer Report

Application Number: AWDM/0494/19 Recommendation – Refuse

Site: 13 Upper Kingston Lane, Shoreham

Proposal: Two storey front extension (amended resubmission of AWDM/1931/18).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/2

Site and Surroundings

This application relates to an attractive semi detached house on the west side of Upper Kingston Lane, north of the junctions with Old Shoreham Road and Downland Avenue. They are set back from the road and have shared drives between them. Built in the 1930's this property is one of five pairs of semi detached houses and three detached houses in a row and built at the same time. They have a distinctive rendered flat roofed with parapet part front wall alongside a hipped roof double bay in brickwork. There are another six of the same design to the south of the Old Shoreham Road. None of these houses have altered this flat roof element. Houses opposite are a different design.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend the front of this property by 2 metres in depth to enlarge an existing bedroom and porch. This application differs from the previous refusal as it is to be flat roofed to reflect the original house design.

Relevant Planning History

AWDM/1931/18 – Two storey front extension. Refused 15.2.19

SU/93/99 – single storey rear extension. Granted 16.7.99

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Policy 15 of the newly adopted Adur Local Plan states:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" includes the following advice for applicants.

The appearance

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. An extension which is acceptable in a low density modern development may not be acceptable in a town centre location. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that he criteria discussed able are met:

- *Extensions should generally respect the architectural period and style of the existing dwelling and the area.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*

3.16 Front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries. For this reason, front extensions on terraced properties (other than small porches) will not usually be allowed. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours.

The proposed extension will not respect and enhance the character of the site, and the prevailing character of the area. At the moment the original flat roofed elements sit quietly behind the hipped roof double bays. This is an original feature of these distinctive houses. The extension proposed, although now flat roofed, would project beyond the bay and would be a prominent and anomalous addition to these houses, conspicuous and out of keeping with the general pattern of development. It would be harmful to the appearance of the house and the wider street scene and would not make a positive contribution to the sense of place, local character or distinctiveness of this area.

Neighbour amenity

The extension is only 2 metres deep and the other side of a shared drive. It will not be overbearing for neighbours and nor will it result in any significant loss of light or outlook.

REFUSE for the following reason:

The proposed extension, by reason of its forward projection, does not respect or enhance local character and would result in a visually discordant form of development, detrimental to the appearance of the house and the wider street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan 2017, adopted Development Management Standard No.2 'Extensions and Alterations' and the relevant paragraphs of the National Planning Policy framework relating to good design.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal,

allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date:	21.5.19
Authorised and signed by:	Peter Barnett	Date:	21 May 2019