Expiry Date – 5/1

Development Control – Delegated Officer Report

Application Number: AWDM/2043/21 Recommendation – Refuse

Site: 32 Albert Road, Southwick

Proposal: **Single storey rear infill extension adjacent to rear outrigger**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: via planning statement photos

Site and Surroundings

This application relates to a mid terraced two storey house on the north side of Albert Road, east of Church Lane and backing onto the graveyard.

The site is in the Southwick conservation area.

Proposal

Permission is sought to infill the side return replacing the boundary wall, or building onto it, between 31 and 32 with a parapet wall 2.75 m in height behind which would be a mono pitched roof rising to a maximum height of 3 metres. It would extend to the full depth of the original outrigger, 4 metres. The outrigger itself is 1 metre wide.

Rooflights to the existing rear ground floor mono pitched ground floor roof are also proposed.

Relevant Planning History

None.

Consultations

ADCAG : No objection.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.

Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

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 conservation area and the impacts of the development on neighbour amenity.

Conservation area

The extension is at the rear of the house and will not be visible from the road. It is unlikely to be apparent from the adjoining grave yard either. No harm to the conservation area will occur.

Neighbour amenity

Adopted Development Management Standard 2 para 3.3 reads:

3.3 Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light.

Adopted Local Plan policy 15 supports this and states:

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.

It also reads that development should:

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.

The existing outrigger between these two houses is narrow in each case and provides a light well to kitchen and living room windows in the side and rear wall of each of these houses. Due to the height and depth on the shared boundary the proposed extension would have a harmful impact on the light received to the neighbour's windows at No. 31. It would also result in a closed in tunnelling effect. harmful to their outlook.

This assessment was supported in a very similar case at 34 Gordon Road, Shoreham where an appeal against refusal was dismissed. See appeal decision letter APP/Y3805/D/19/3220641.

Recommendation REFUSE for the following reason:

The proposal, by reason of its size and siting, would cause unacceptable loss of natural light and outlook to No 31 Albert Road to the detriment of their living conditions and as such is contrary to policy 15 of the Adur Local Plan and adopted Development Management Standard No.2 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework (CLG 2021).

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: 11.1.22

Authorised and signed by: Peter Barnett Date: 12 January 2022