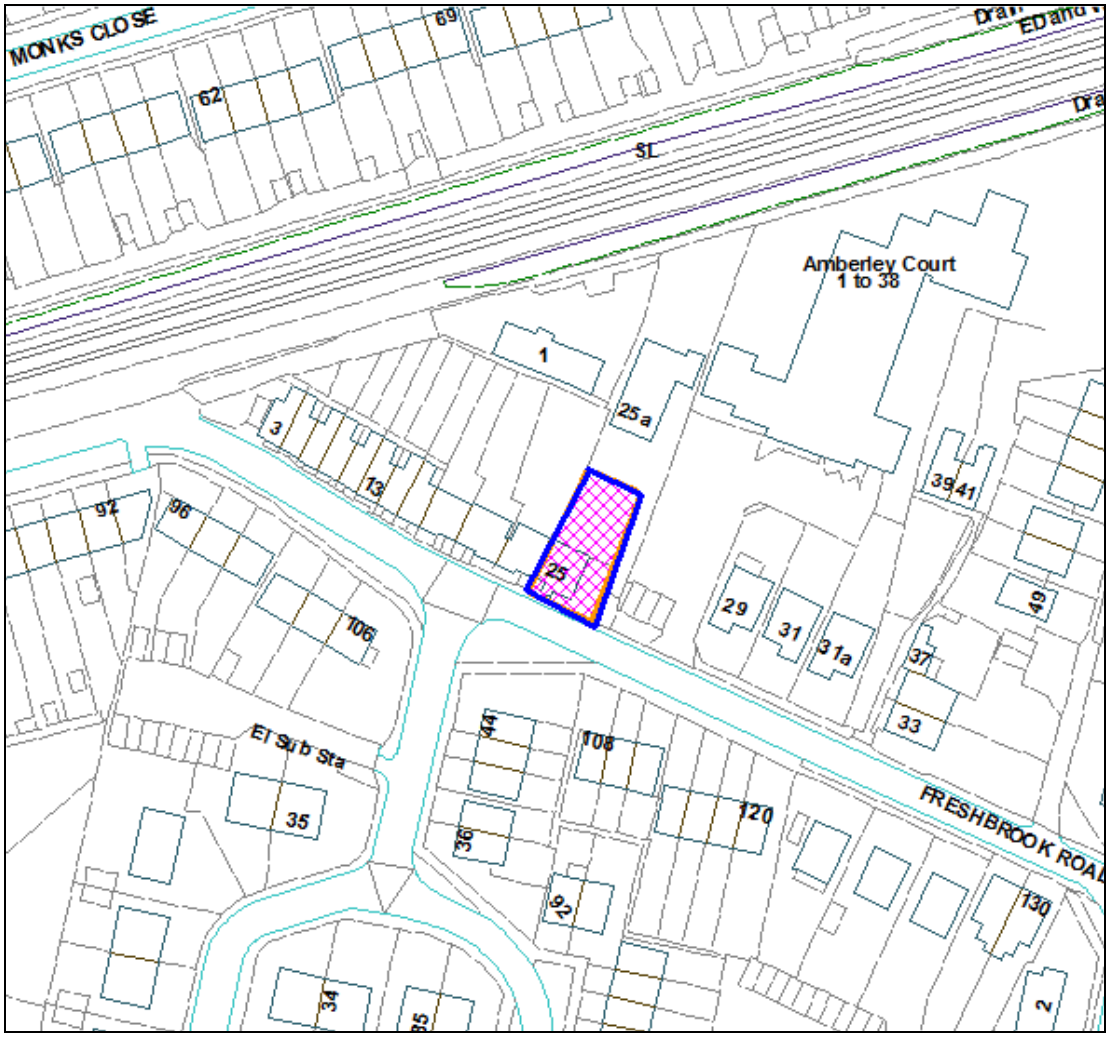
Application Number: AWDM/0615/17 **Recommendation – REFUSE**

Site: **25 Freshbrook Road Lancing West Sussex BN15 8DA**

Proposal: **First floor side and rear extension to north and east elevations (re-submission of AWDM/0319/17).**

Applicant: Mrs Claire Downie Ward: Widewater
Case Officer: Eve Hearsey



Not to Scale

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Site and Surroundings

The application relates to a previously extended two storey end of terrace residential dwellinghouse. The rear garden includes sheds and storage boxes and children's play equipment. The lawn has been replaced with plastic grass.

Freshbrook Road is characterised by a mix of residential properties, with the beginning being predominantly two storey terracing and then there is a mix of detached; semi-detached and bungalows. Indeed, a row of bungalows start after the application dwelling to the east; there is a car barn also next to the site which reads similarly to a bungalow in scale from the street. Between the car barn and the application site, is an access road that leads to a more recent bungalow which was constructed within the grounds of no. 25

Proposal

The proposal seeks permission to construct a further storey over the existing single storey extension. The roof would be hipped with a flat roof centre section.

The rear (north) elevation would have 3no. windows and 1no. Juliette balcony. The existing north elevation would have an existing window replaced with a further Juliette balcony.

The front (south) elevation would have 2no. windows lining up with the 2no. ground floor windows.

Both of the side (east and west) elevations will have no windows or other openings within it.

The height of the overall two storey section would be approx. 7m and the other measurements are approx. 7m for the east elevation; approx. 2.8m for the west elevation; approx. 4m for the front, south elevation; and approx. 7m wide for the rear, north elevation.

Relevant Planning History

L/118/88/TP/874 First floor rear extension Approved 28.07.1988

L/18/93/TP/77/29 Two storey side extension (garage with bedroom above). Approved 29.03.1993

L/95/98/TP Single storey extension and conservatory at side and rear Approved 04.08.1998

L/24/97/TP Two storey side extension (plus bedroom in roofspace with front dormer) Approved 02.04.1997

L/107/92/TP Two storey side extension (to provide accommodation for dependent relative. Refused 16.11.1992

L/27/82/TP Demolish existing dwelling, erect new block of four one bedroom flats on two storeys together with access road and five parking bays
Approved. 16.03.1982

AWDM/0319/17 First floor side and rear extension to north and east elevations. Refused 09.05.2017

Consultations: None undertaken

Representations

***Lancing Parish Council*:** No objections

Relevant Planning Policies and Guidance

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Principle

There is no objection in principle to upgrading of the existing housing stock within an established residential area; the key considerations are the effects on the character, residential and visual amenities of the locality.

Visual amenity

The property is quite prominent within the street scene having an existing single storey wrap around extension and being next to an access road and bungalows. Indeed, when travelling west along Freshbrook Road, the property can be seen from a distance.

The two storey extension will also be very visible along this road, and it will be visually dominant by reason of its close proximity to the single storey neighbouring structures and also because of the bulk and massing of the extension. There is a bungalow to the rear approx. 19m distant from the extension which will add to the fact that the proposal will be out of scale and a bulky form of development.

Further, the proposal is showing a lot of fenestration to its rear upper floor, which will include 2no. Juliette balcony windows.

The street scene comprises a high density form of development, but there is a noticeable chronological pattern to the street, with generally the older properties,

mainly terraced, sited near the railway station to the west, then the progression along the street is constructed at a later period. The building progression does not unacceptably impact on those that have gone before even with the juxtaposition of bungalows to two storey dwellings but in this instance, it is considered that that character of progression is compromised by the bulk and mass of the first floor extension sited in an isometric manner on the wrap around corner of the existing dwellinghouse. It would be conspicuous in the street scene and would result in an uncharacteristic form of development.

Residential amenity – effect on existing dwellings

The neighbours which could have their residential amenities directly affected by the proposal are 23, 25a, 29, 108 Freshbrook Road, and 44 Brook Way.

No. 23 lies directly to the west and is part of the terrace relating to the application site. There is no doubt that the additional storey will be readily viewed from that property. There is already the rear first floor extension that is on the boundary with no. 23, this extension lies to their east, and thereby there is already a slight reduction in morning light to that property.

No. 25a is a bungalow and lies directly to the rear of the application site, indeed it is understood that it was built within the former garden land of no. 25, and that it is occupied by a relative. Notwithstanding this, it is also quite clear that the occupants, current and future, of the bungalow will be exposed to the large bulk of the resultant dwelling which lies to its south. However, at 19m distance between The properties, it is not considered that the first floor extension would result in demonstrable harm onto that property.

No. 29, also a bungalow, lies to the east of the proposal, but again is some 19m distant from it, thereby it too will not be demonstrably harmed by the development, by way of overlooking or overshadowing.

Both 108 Freshbrook Road and 44 Brook Way are still further from the proposal; thereby there will be no demonstrable overlooking, or overshadowing onto these properties either.

Recommendation

REFUSE for the following reason:-

1. By reason of its size, siting, massing and design the proposed first floor extension would be poorly related in visual terms to the host dwelling and would result in a prominent and unsympathetic form of development that would detract from the appearance of the existing building and character of the surrounding area generally. The proposal is therefore contrary to saved policy AH7 of the Adur Local Plan and policy 15 of the Submission Adur Local Plan 2016.