Development Control – Delegated Officer Report

Application Number: AWDM/1187/19 **Recommendation – REFUSE**

Site: **3 Orient Road, Lancing, BN15 8JY**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 3.65m and height of eaves of the extension 3m.**

Date of site visit: 27.08.2019

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No. 3 Orient Road is a mid-terrace house with a small single storey mono-pitch roof rear extension across the full width of the dwelling, with a depth of some 2m, this extension comes up to and includes the side boundaries.

The neighbouring properties are no.'s 1 and 5 Orient Road and lie to the west and the east respectively. No. 1 has an existing rear extension to approx. the same depth as the existing extension at the application site and has a shed structure close to the boundary with no.3; and no. 5 has a rear conservatory measuring approx. 3.5m wide x 4m deep.

Some of the boundary fencing to no. 1 from no.3 is in a poor state; whilst the fencing to no. 5 is better. The height of both fencing boundaries is approx.. 2m.

Currently, the garden length of no. 3 is approx. 11m, and the neighbours have approx. 9m to no. 1 and 10m to the rear of the conservatory for no. 5

Proposal

A Larger Home Extension is proposed which would be 6m in depth and 3.65m high to the top of the roof lantern and 3m to eaves with a flat roof. The overall width is 5.28m and stepped off from the boundaries by some 150mm

Relevant Planning History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Letter of support from no.1 Orient Road

- Have spoken to applicant who explained all his intentions
- I am fully supportive of this to go ahead

Letter of objection from no. 5 Orient Road

- Loss of light to both my kitchen and my conservatory
- Might be in a subsidence area

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effects on the residential amenities of the adjoining residential properties No.'s 1 and 5 Orient Road.

There is an extension at no. 1 Orient Road and a shed close to the boundary with no. 3; the property is also located to the west of no.3, therefore it is considered that the proposed 6m extension will not have a material effect onto the existing residential amenities of no. 1 with regard to loss of light and overbearing.

No. 5 is located to the east of the application site and also has a rear conservatory extension positioned approx. 1.5m from the boundary with no. 3. Further, it has a kitchen window positioned between the fence and the conservatory.

DM Standard No. 2 states:

"*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*."

It is considered that the proposed extension, with a stated eaves height of 3m and with a depth of 6m will result in a loss of light to both the kitchen window (which will be left in a deep recess) and to the conservatory, particularly given that the extension will be to the west of no. 5. Further it is considered that because of its overall height it will have an overbearing impact onto no. 5. Owing to its excessive depth, the proposed extension would have a further enclosing effect resulting in a significant loss of amenity for the occupier of no. 5.

Recommendation

PRIOR APPROVAL REFUSED for the following reason:

The excessive depth of the proposed extension in proximity to the west side boundary of no. 5 Orient Road, would have an enclosing and overbearing impact resulting in an unacceptable loss of outlook and reduction in the light to the rear room and conservatory of no. 5. The proposal is therefore contrary to the Adur Local Plan policy 15; the Council's Supplementary Planning Guidance DM Standard No.2 ‘Extensions and Alterations to Dwellings’; and the NPPF

Case Officer: Eve Hearsey Date: 28.08.2019

Authorised by: Peter Barnett Date:28 August 2019