Expiry Date – 2/2/21

Development Control – Delegated Officer Report

Application Number: AWDM/023/204 Recommendation –

Site: 50 Clarendon Road, Shoreham

Proposal: **First floor extension over existing ground floor extension to rear.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Google Earth

Site and Surroundings

This application relates to a semi detached two storey inter war house on the south side of Clarendon Road which is off Kingston Lane. The property has been extended at rear ground floor level.

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

Proposal

Planning permission is sought for a full width first floor extension with a flat roof which would extend over the existing ground floor extension.

Relevant Planning History

SU/52/85 - Single-storey extension to rear. Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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.

Neighbour amenity/character

Policy 15 of the adopted Adur Local plan looks for new development to 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;*
- *Include a layout and design which take account of the potential users of the site;*
- *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 states in relation to rear extensions in para 3.2:

The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first floor) rear extensions that are within 1m of a side boundary with an attached dwelling should normally be no deeper that 2m, extensions abutting the boundary will not normally be permitted.

And in para 3.6

'On single-storey rear extensions that are not clearly visible from the road a flat roof is usually acceptable. However, two-storey rear extensions should normally have a pitched roof to match the existing house. A false mono-pitch façade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to the adjoining properties.'

The proposed extension is within 350mm of the boundary with No. 52, to the east, and is 3.3 metres deep. No. 52 is unextended. The extension would be overbearing to occupiers at No. 52 and would be harmful to occupier's outlook.

No. 66 as originally built sits approximately 2.5 metres deeper than the application site and both have adjoining side passages separating them. The extension will not be harmful to No. 48.

The proposal includes a flat roof. Development Management Standard No. 2 specifically seeks a pitched roof on two storey rear extensions, to match the original dwelling. A flat roof would not be in keeping and would not enhance local character.

Recommendation REFUSE for the following reasons:

The proposed first floor extension, by reason of its proximity and depth in relation to No. 52 would result in an overbearing impact and loss of outlook for residents. The proposed flat roof is also out of character and would be visually harmful. The proposal is therefore contrary to policy 15 of the Adur Local Plan, adopted Development Management Standard No. 2 - Extensions and Alterations to Dwellings and the relevant paragraphs of the National Planning Policy Framework.

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: 15.1.21
Authorised and signed by:	Peter Barnett	Date: 15 January 2021