Development Management - Delegated Officer Report

Application Number: AWDM/0457/17 Recommendation – Refuse

Site: 143 Middle Road, Shoreham-By-Sea

Proposal: Proposed two storey extension to north elevation.

Date of site visit: 5 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey hip roofed detached house on the corner of Middle Road and Southview Close. The building is less deep than other properties in Middle Road and has its entrance in Southview Close. It is proposed to construct a two storey extension to the north side of the building measuring 4.5m deep, 7m wide and 7.2m high, set down from the main ridge by 1m. The first floor of the extension would be set in from the eastern side of the house by 1m with a ground floor lean-to extension filling the space to the edge of the house. On the west side, the two storey extension will be built up to the edge of the existing building. The ground floor is to be used as annexe accommodation but with a link internally to the main house.

Planning permission was granted in 2015 for a smaller two storey extension which was set in from both sides and which had only a small section of flat roof. The current proposal increases the width and bulk of the extension and results in a larger expanse of flat roof.

Relevant site history

AWDM/0582/14 - Close-boarded fencing to eastern boundary on top of existing wall with maximum height of 1.8m with pedestrian gate and vehicular gates to driveway (retrospective) – approved

AWDM/1081/15 – Part single/part two storey extension to north elevation

AWDM/1403/15 - Application for a Lawful Development Certificate for an Existing Use of garage as self-contained habitable accommodation for occupation being used by a family member

Consultations

None

Representations

1 letter of objection received from the occupier of 149 Middle Road:-

- Overdevelopment of the site, particularly as it is an increase on the previous application.
- Garage has already been converted to a dwelling and is not being used by a family member
- Existing parking problems will be worsened

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is at the rear of the dwelling as viewed from Middle Road and the side as viewed from Southview Close. While the previous scheme had a subsidiary appearance as a result of its inset sides and set back first floor, the current proposal has increased the width, depth and bulk of the extension at upper floor level, resulting in a large and prominent addition. The increase in scale is considered to be overly dominant relative to the host dwelling, with the increased width and depth of the upper floor and the larger expanse of flat roof in particular causing visual harm to the street scene. Its impact is exacerbated by its corner position and prominence in the street.

The depth of the garden will be reduced but a 9m distance to the northern boundary will be retained, as well as a separation distance to the east of 6m. Adequate garden space will therefore be retained to prevent it appearing unduly cramped. A single storey outbuilding (formerly a garage) already exists at the end of the garden and this has been converted into residential use (CLEUD application reference AWDM/1403/15). However, it is not considered that this represents overdevelopment of the site due to the relative spacious nature of the site.

Residential amenity

To the west, 141 Middle Road has a single storey extension at the rear. There is also a tall hedge on the shared boundary. Consequently, it is not considered that the proposed extension will cause any loss of light or outlook for the occupiers of 141. However, the extension is being built up to the side wall of the existing house bringing the increased bulk to a depth of 4.5m closer to the boundary than with the previous extension (1.8m from the

boundary). This increased bulk and proximity is likely to result in an increased overbearing impact on the occupiers of No.141.

To the north, 1 Southview Close is a bungalow, the side of which faces the site. The existing outbuilding in the garden of 143 will obscure much of the extension, as will the garage at the side of 1 Southview Close. It is not considered therefore that this property will be adversely affected.

To the east, 149 Middle Road will be over 22m from the extension and, at such a distance, is not considered to be adversely affected by any loss of light or outlook. A first floor window is shown on the east elevation which serves a bedroom. This could be required to be obscure glazed. However, due to the separation distance between these properties, and the existence of windows in the east elevation of the existing house, such a requirement is not considered to be necessary.

Accessibility and parking

The accommodation is to be used partly as an annex which could increase parking pressure at the property, particularly as the garage has been converted. However, there is a hardstanding with space for 2 cars in front of the outbuilding, with access from Southview Close, and it is not considered that the proposal will result in any significant highway safety or congestion concerns.

Recommendation

REFUSE for the following reason:

1. The proposed extension, by reason of its scale, bulk and form, would be an overbearing, overly dominant and visually harmful addition, detrimental to the visual amenities of the locality and the residential amenities of the occupiers of 141 Middle Road. It would therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan, DC Standard No. 3 Extensions and Alterations to Dwellings and policy 15 of the Submission Adur Local Plan.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Case Officer: Peter Barnett Date: 3 May 2017

Authorised by: Gary Peck Date: 3 May 2017