Development Control – Delegated Officer Report

Application Number: AWDM/1221/19 Recommendation – APPROVE

Site: 22 John Street, Shoreham-by-Sea, BN43 5DN

Proposal: Proposed single storey side extension.

Date of site visit: 15.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey, middle of terrace dwelling situated within the Medieval Core of Shoreham, and within a Conservation Area.

The property is of a typical Victorian design with a two storey section at the rear, which leaves a narrow gap to the neighbouring terrace. The property is render finish.

The street scene has a mix of building styles and ages

Proposal

The proposal seeks permission to infill the small gap between the rear section of the house and the boundary with the neighbouring property with a single storey rear extension with a mono pitch roof. The extension will measure, as amended, approx. 1.2m wide x 3m long x 3.4m high at the top of the roof, (approx. 2.44m high to the top of the fascia board).

No part of the extension, including the gutter, will oversail the boundary with the neighbouring property, no. 20.

The materials proposed will be white face bricks onto the side elevation, and render to the rear elevation. The roof will be glazed.

Planning History*:* None

Consultations: Adur District Conservation Advisory Group:

No objections as it will not be seen from the street scene and particularly in the absence of any objections raised from immediate neighbours.

Representations:

Letter of support 24 John Street : Letter of objection 20 John Street

- The applicant has always maintained the property in good order
- Shares the financial role of for adjoining houses
- Considerate neighbour and active community member
- Would likely significantly reduce the amount of daylight that reaches the ground floor rear windows of my house
- Do not give consent to the works being done
- I trust that the works have now been cancelled and all parties are aware that no such works will take place
- The proposed works will require the demolition of part of the garden wall which is jointly owned, I will not consent to the demolition taking place.

Relevant Planning Policies

Adur Local Plan: Policy 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character and appearance of the designated Conservation Area.

Visual Amenity

The rear extension will infill the gap up to the boundary with no. 20. The original submission had the extension incorporating the boundary wall, but that proved problematic with the neighbour and therefore, the application has subsequently been amended to now be totally within the applicants land, including the guttering.

The infill extension has also been reduced in length to be no deeper than the original two storey rear element of the dwelling. By being within the confines of the original dwelling, it will prevent any greater overshadowing/overbearing than the existing dwelling.

In order to provide a light reflecting finish to the wall next to no. 20, the original submission had a white rendered side wall. This has been amended to show white facing bricks on the side elevation, which can be laid without going onto the neighbouring land.

However, the current amended application also shows the side part of the shared boundary wall will be demolished to accommodate the extension. The neighbour has indicated that he will deny permission and access to the applicants' requirement for demolition. This however will be a private matter and not a planning matter and is not a consideration of this application. Although the new extension will be entirely on the applicants side (including guttering), the boundary wall is shown to be removed and the side wall of the extension then becoming the new boundary. Any dispute regarding access will be a matter for both parties to agree on.

Suffice it to say that, in planning terms, the infill extension will not result in unacceptable harm onto the neighbouring property, no. 20, and as it cannot be seen from the street scene, it will not result in a loss of character or appearance of the Conservation Area.

Residential Amenity

The residential properties that could be affected by the proposal are no.'s 20 and 24.

No. 24 will not be able to view the extension due to the fact that the existing dwelling will be separating any view to that property.

The extension will be 3m deep and will result in the nearest ground floor window at No.20 being in a recess. Advice in DM Standard No.2 states that

"*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*."

In this case, the extension will have light brickwork and a glazed roof and will not appear unduly overbearing, particularly as its depth has been reduced to 3m, the depth of the existing two storey outrigger. It will sit to the north of No.20 and will not therefore reduce sunlight to the affected window.

Recommendation : APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with those shown on the approved plans
4. No windows in side elevation of the rear extension.

Informatives

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 01.10.2019

Authorised by: Peter Barnett Date: 1 October 2019