Expires 24/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0293/08 **Recommendation – Refuse Application**

Site: **7 Benbow Close Shoreham-by-Sea West Sussex BN43 5RY**

Proposal: **Two-storey rear extension**

The Application

The application site is the northern end-of-terrace house located on the east side of Benbow Close, Shoreham Beach. The property is three storey in height with a modest rear garden enclosed by 2 metre high walls and fencing. Like many of the other clusters of housing within the estate, this terrace of 5 houses is surrounded by open pedestrian walkways to the rear and south with a row of garages set against the northern side boundary. The northernmost two houses are completed in white cladding at first and second floor level with the ground floors completed in a dark stock brick to match the other houses in the terrace.
Permission is sought to erect a two storey extension off the rear elevation. This extension will be the width of the property with a depth of 3.5 metres at ground floor level and 2 metres at first floor level. The roofs of each will be pitched such that the overall structure will meet the sills of the top floor windows at a height of 6.1 metres. Windows will be located within the rear elevation only and will include French doors at first floor level serving the main lounge area. As with the main house the ground floor will be completed in matching brick with white cladding at first floor level.

Consultations and Representations

Third Parties

Four letters of objection have been received from the residents at No's 4, 8, 10 and 12 Benbow Close on the grounds that:

- Their rear gardens will be overlooked from the second floor extension
- This proposal would set a precedent for other houses in the terrace to undertake similar extensions which would further adversely impact on the privacy and daylight of the other houses, as well as impacting on the usability of the remaining rear gardens.
- The proposal will create a 'tunnel' outlook to neighbouring properties with the outlook dominated by brick flank walls.
- Disruption caused by construction work to a neighbouring private office.

- No.9 built a 2-storey extension without planning permission that had to be reduced to a single storey extension due to its significant impact on neighbouring light and privacy.
- The proposal would have a devastating impact on the appearance of the building and is inappropriate for a terraced town house.

[Nb: The resident of No.12 Benbow Close wishes to speak at the committee meeting]

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions to terraced houses should not exceed 3.5 metres in depth at ground floor and 2 metres in depth at first floor level if within 1 metre of a common boundary. Extensions abutting a boundary will not normally be permitted. Two storey extensions should have a pitched roof to match the existing house.

Visual Amenity
The site is in a highly visible location with pedestrian walkways to the north, rear and south of the large three storey terrace. Within the terrace only the central house No.9 has extended to the rear with a large single storey addition (SU/304/78). This proposal will replicate the size of this extension at ground level with a second smaller storey on top. Given the location and size of the building, with no modifications at first and second floor level, this proposal will serve to markedly change the uniform appearance of the terrace to the detriment of the wider area. It is noted that the other similar terraces within the

wider area are mostly unmodified with the exception of a few modest ground floor extensions. This serves to further accentuate the disparity of this proposal.
It is therefore considered that, whilst effectively meeting the maximum design standards as set out in the above DC standard, the size and high visibility of this proposal is sufficient to create an incongruous feature that overdominates the appearance of the building and the wider area, contrary to local plan policy AH7.

Residential Amenity
As stated, the proposal meets the above DC standard in terms of depth relative to the neighbouring dwellings. In context though, its construction abutting a common boundary will serve to overdominate and oppress the outlook of No.8, especially the lower rooms which are already impacted by the pitched extension at No.9. As stated in the objections, their outlook will effectively be 'tunnelled' by the flank walls with an associated degree of loss of daylight. In terms of loss of privacy though, it is not considered that the proposed first floor rear windows and doors will afford any significant additional overlooking than already exists.

Recommendation

REFUSE on ground that :-

B5BR

Case Officer:.....

Date: 10/7/08