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Development Control Team
Adur District Council
The Shoreham Centre
Pond Road
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18 March 2021

Dear Sirs

RE: 84 SOUTHVIEW ROAD, SOUTHWICK
SINGLE STOREY EXTENSION TO REAR OF HOUSE

This letter is submitted in support of an application for a single storey extension to the rear of the above house. On the advice of Adur Council officers, the application is being submitted as a section 73 application for approval of amended plans on the main planning permission for the house (AWDM/1821/20).

This letter examines the relationship between the proposals and Adur's supplementary design guidance for extensions to dwellings.

Please note that the proposed extension is shallower than shown on drawings previously submitted to the council under amended plans application AWDM/1821/20.

This letter should be read in conjunction with the following plans from ADC Architectural Services:

ADC1235/LP	–	Location Plan and Block Plan
ADC1235/17a	–	Proposed Floor Plans
ADC1235/18b	–	Proposed Elevations
ADC1235/19a	–	Existing and Proposed Site Plans

Background

The subject property is a chalet style dwelling house originally approved under planning permission reference AWDM/0676/20, and with amended plans approved under planning reference AWDM/1821/20. Condition 10 of the original planning permission removes permitted development rights.

The current application seeks consent for a single storey rear extension that is approximately 2.6 metres deep. Such an extension would normally be "permitted development" under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) – which allows for detached dwellings to be extended by up to 4 metres (where single storey) without need for any prior notification. However, for 84 Southview Road, planning permission is required owing to the aforementioned removal of permitted development rights.

Analysis

The Council's lead document for the assessment of residential extensions is "Development Management Standard No.2 Extensions and Alterations to Dwellings". The scheme's relationship to the relevant parts of this document is set out below, with wording from the document in black italic font, and commentary from Lewis and Co Planning in blue font.

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:

Privacy - the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.

Outlook – the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties that ones to small terraced or semi-detached houses or bungalows. In addition a single storey extension would be less likely to have an adverse effect on neighbouring properties that a two storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking. It should also be noted that the use to which an extension is to be put may affect

its impact. For instance a first floor bathroom with obscured glass would not lead to problems of overlooking and may be acceptable where a bedroom would not.

As per the commentary in paragraph 2.3 of the above document, it can be seen that the proposed extension is a single storey extension and thereby will be naturally "*less likely to have an adverse effect on neighbouring properties than a two storey extension."*

With regard to the three criteria set out in paragraph 2.2, privacy will be unaffected – as the extension's rear facing windows are at ground floor level and the neighbouring dwelling to rear also does not have any upper floor rear facing windows. Consequently there cannot be any overlooking between existing and proposed neighbouring windows. As the extension is to be single storey, daylight will clearly be unaffected. With regard to retained garden space, the rear garden will measure approximately 228m^2 (including those areas of the rear garden along the side of the house). This is more than sufficient for a 4 bedroom detached dwelling house.

View of neighbour's rear elevation (picture taken prior to works starting on the main house). Note that there are no upper floor windows facing 84 Southview Road's rear elevation.:



Garden Size - The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the

occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should normally be retained where possible. The area of a garden required will depend on the size of the property and the Council's requirements are summarised in the Appendix

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The rear garden's depth will be 11.1 metres as a result of the rear extension – as shown on drawing 19A.

Daylight/outlook – *it is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms. Habitable rooms will be taken to include living rooms, dining rooms, bedrooms and kitchens (but not small kitchenettes).*

The proposed extension includes for two sets of full height patio doors – which will ensure strong levels of daylight into the host premises.

3.4 *Principal windows on the rear elevation of rear extensions should be 22m from principal windows of dwellings at the rear unless, in the case of single-storey extensions, some existing obstruction (such as a garage) would ensure privacy would be retained.*

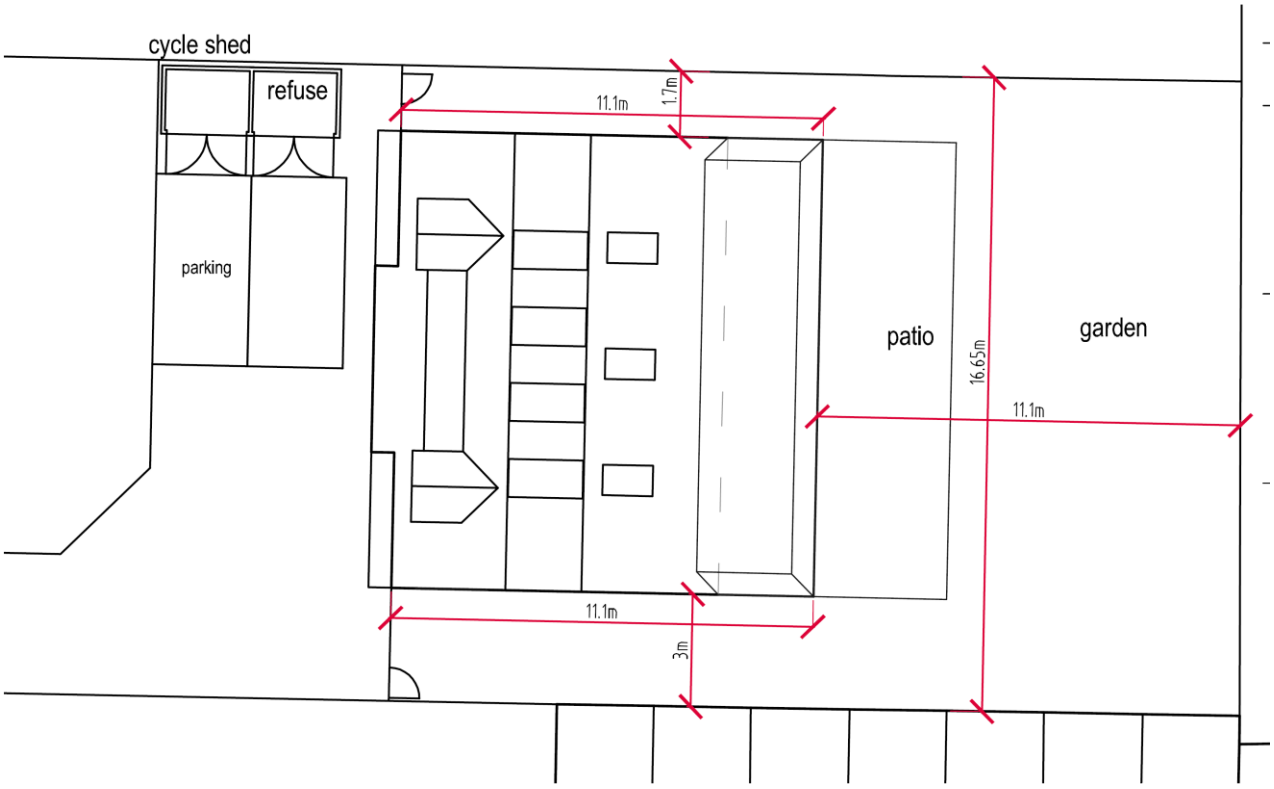
The neighbouring dwelling to the rear is located relatively close to its rear boundary – and so will be nearer than 22metres from the windows of the new extension. However, as the rear extension is single storey and that there will also be an "obstruction" (a solid wall) along the rear boundary, there will be no overlooking between the two properties.

3.5 *A rear extension should normally allow the retention of a rear garden of at least 11m depth (between the rear wall of the extension and the rear boundary of the property) and of adequate area. The Council's requirements for garden areas are summarized in Appendix 1.*

As noted earlier, the rear garden will have a depth of 11 metres, and an overall area of around 228m^2 (including side returns). This compares favourably with the council's standards for *new dwellings* which asks for 100m^2 of garden area.

The Council's standard continues by stating that it would include garden space to the side of a house that is at least 3 metres in depth. For 84 Southview Road, the side return to the south side of the house will be 3 metres in width, whilst the side return to the north side will be less than 3 metres. Excluding the side return to the north of the house means that the area calculation for the rear garden becomes 216m^2 which is still comfortably in excess of Council guidelines.

Drawing 19A, which provides dimensions for the retained garden:



Conclusions

The proposed rear extension is visually acceptable – being well designed and subservient to the main dwelling.

With regard to the Council's guidance on domestic extensions:

- The distance to rear facing neighbouring windows is acceptable as windows are at ground floor only and so protected by boundary treatments

- Garden depth is acceptable as it will measure 11 metres. This meets with the council's statement that gardens should "normally" be 11 metres in depth.

- With regard to garden area, the retained rear garden (rear part and south side part that is at least 3 metres wide) measures around 216m^2 and so exceeds the Council's stated standard for new dwellings.

In addition to the above, it should also be noted that the rear extension will significantly improve the standard of accommodation for future occupiers, and this is as important a consideration when considering "amenity" as is the question of garden size.

For the reasons set out above, we trust that planning permission can be granted.

Yours faithfully

LCP

Lewis & Co Planning