Development Control – Delegated Officer Report

Application Number: AWDM/0543/18 Recommendation – REFUSE

Site: 95 Southwick Street, Southwick, BN42 4TL

Proposal: Single storey rear extension to north-west elevation to replace existing.

Date of site visit: 27.09 .2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached two storey dwelling, with a Sussex hipped roof at the rear section with exposed cut foot rafters, the front section is a mock Tudor/Swiss cottage steep pitch roof section.

The rear has a mono pitch shallow roof that is likely original as it continues through to the attached neighbours at no. 97. A conservatory type extension protrudes from out under the mono pitch roof by approx. 3.7m plus a hipped roof brick extension next to it.

The neighbouring property no. 97 to the north east has a hipped roof single storey rear extension the same as the application site and between that extension and the application site they have 3no. glazed doors.

No. 93 to the south west is a semi-detached bungalow and sited approx.5m from the side wall of no. 95

The proposal seeks permission to replace the existing extensions with a 5m long flat roof extension which will be the full width of the dwelling (approx. 5.5m)

The height of the roof will be some 3m at the back and 2.8m at the front. 2no. rooflights are shown in the roof.

Relevant Planning History: None

Representations: Letter of support from no. 97 Southwick Street

- We are attached to neighbouring property
- We have seen the plans of the ground floor rear single storey extension

- We are happy for the extension to go ahead as we feel it would not impact on our lives and would not block any of our light or privacy providing that it is no more than the 5 metres in length and 3 metres in height.

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The property has an existing small rear mono pitch shallow roof that is likely original as it continues through to the attached neighbours at no. 97. A conservatory type extension protrudes from out under the mono pitch roof by approx. 3.5m plus a hipped roof brick extension next to it.

The existing extension is approx. 3.5m in depth and the proposed extension will be 5m in depth, being approx. 1.5m deeper than the existing extension which has been there for many years.

However, the SPD 'Extensions and Alterations to Dwellings' states that the maximum rear extension close to boundaries such as this application, which are within 1m of a common boundary with an attached dwelling, should normally be no deeper than 3.5m, as 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.

Indeed, using the 45 degree rule, it is clear that the loss of daylight starts to take effect at approx. 3.5m out, meaning the extended 1.5m will cause overshadowing onto no. 97, which would be an unneighbourly form of development.

Residential Amenity

The main property to be affected by the proposal is no. 97, and for the same reasons as given above, it is considered that the proposal will result in demonstrable harm to the existing residential amenities of that property.

Furthermore, No.97 has its own rear projection on the NE end of the building and the proposed extension would leave the windows of that property which are closest to the boundary with No.95 in a recess.

The Council's SPD advises:

"*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*."

No. 93 is a greater distance from the rear extension, and thereby their existing residential amenities will not be materially affected by it.

Because of the long rear garden, approx. 25m, the properties to the rear will not be affected by the proposal.

As the extension is to the rear of the property, whilst there may be glimpse of the extension, it will not greatly impact onto the street scene to the front of the property.

Recommendation

REFUSE subject to the following reasons:-

1. By reason of its depth, height and close proximity to the boundary, the proposed 5m rear extension will adversely affect the residential amenities of the neighbouring property no. 97 Southwick Street by reason of overshadowing and overbearing impact, and is thereby contrary to Adur Local Plan Policy 15 and advice in the SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings

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

Case Officer: Eve Hearsey Date: 16.11.2018

Authorised by: Peter Barnett Date: 16 November 2018