Development Management – Delegated Officer Report

Application Number: AWDM/0943/15 Recommendation: REFUSE to grant prior approval

Site: 121 Downsway, Southwick

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.49m from rear wall of the original house, maximum height 3.25m and height of eaves of the extension 2.47m

Date of Site Visits: 8 & 13 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a semi-detached house on the western side of Downsway, amidst a row of similarly proportioned dwellings on that side of the road although some have projecting gables to the front. To the rear, the gardens stand on higher ground than the open green to the rear and hence enjoy commanding view across to the sea.

Planning History:

None previously relevant, but there are also current applications for a front extension (pp) and roof extension (LDC)

Representations:

3 objections: 2 from 123 Downsway (occupier and his son) and from 119 on the grounds of overlooking, loss of light and loss of view

PROPOSAL:

This application is a householder application for prior approval. The proposal has therefore been assessed against whether it meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

The proposal is for a single storey rear extension measuring 4.49 metres in length, 3.25 metres in height and 2.47 metres to the eaves level.

RELEVANT LEGISLATION:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A (enlargement, improvement or any other alteration to a dwelling house).

Planning Assessment

As objections have been received, the local planning authority is entitled to consider the impact of the proposed development on the amenity of adjoining properties.

The subject property has a relatively small garden amenity space due to a large garage that has been erected at the end of the garden. The remainder of the rear area closest to the house is a patio area.

Because of the nature of these houses and their view out to the sea, the main outlook from the property to the north (123) is to the south-west. Its kitchen window takes advantage of this outlook but were the extension to proceed this outlook would be completely obscured. The gardens are relatively small in any case and therefore it is considered that the extension would have an unacceptable adverse impact upon the amenities of this neighbouring property.

The outlook issue to the sea for the property to the south does not apply, but this is the adjoining property of the semi-detached pair. Irrespective of outlook, therefore, to have such a deep extension running along the mutual boundary of the properties would have a significant impact upon the rear amenity area of 119 Downsway by creating a substantial feeling of enclosure.

The proposal is considered unacceptable.

Recommendation

REFUSE

The proposed extension by reason of its depth and proximity to the southern boundary of the site would adversely affect the outlook, living conditions and enjoyment of the rear amenity areas of the neighbouring properties. It would therefore conflict with saved policies AG1 and AH7 of the Adopted Adur District Local Plan 1993-2006 and the National Planning Policy Framework.

Case Officer: Gary Peck Date: 23 July 2015

Authorised by: Date: 28/7/15