Development Management – Delegated Officer Report

Application Number: AWDM/0252/23 Recommendation: REFUSE

Site: 69 Underdown Road, Southwick, West Sussex

Proposal: Proposed first floor rear extension to allow for relocation of bathroom from the ground floor to first floor and new bathroom window to the side (North) elevation.

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey mid terrace property within Underdown Road Southwick, within a street of similar properties. There is a two storey projection to the rear similar to the neighbouring properties and a flat roof single storey rear extension beyond.

Consent is sought for a first floor extension above part of the ground floor extension 2.3 metres in depth with a lower ridge height to allow the ground floor bathroom to be removed and relocated upstairs. Bifolding doors are proposed at ground floor to the rear and a new bathroom window is proposed on the first floor of the north elevation in the existing building.

Representations

1 representation received from the owner/occupier of no. 71 Underdown Road.

Main concern is the window on the north side facing my house. With lights on you can see inside the obscure glazing. Activity in the bathroom would be visible from the adjacent bedroom window in the evening.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the building, not visible within the street scene; it is sympathetically designed and subservient to the main dwelling.

Residential amenity

The main impact is to the dwelling to the north. The first floor projection is adjacent to the neighbouring recessed window and windows facing south onto the side of the site. The extension will result in a loss of light and overbearing impact to these windows, particularly the recessed ground floor window. The impact would be such in this case to warrant a refusal and would give rise to a harmful precedent which would be detrimental to neighbouring residential properties. Development Management Standard No. 2 states that consideration should be given to neighbouring windows in a recess.

Although the objection above is noted, the addition of the bathroom window is within the main, original dwelling and therefore would be technically permitted development. Also with it being obscurely glazed it would be unlikely that a reason for refusal could be substantiated on this ground alone.

To the south side the extension will project 2.3 metres beyond the rear of the adjacent two storey projection. This would be adjacent to a bathroom window at the neighbouring property. Therefore no loss of light would occur which would be significantly detrimental in this case.

Recommendation

REFUSE

1. By reason of its scale, siting and relationship with the adjacent neighbouring property to the north the proposed first floor extension would give rise to an unneighbourly impact resulting in loss of light and overbearing impact to the detriment of the adjacent occupiers. Contrary to Policy 15 of the Adur Local Plan and Development Management Standard No. 2 Extensions and Alterations to Dwellings.

Is recommendation contrary to letter(s) of representation N

1. Proactive refusal

Case Officer: Hannah Barker Date: 30th May 2023

Authorised by: Peter Barnett Date: 5 June 2023