Development Control – Delegated Officer Report

Application Number: AWDM/1098/14 Recommendation – APPROVE

Site: 6 Kingston Lane, Shoreham

Proposal: First floor side and rear extensions.

Date of site visit: 26.08.2014 & (Neighbouring occupiers at 4 & 8 Kingston Lane: 04.09.2014 30.09.2014)

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans 10 days)

Proposal, Site and Surroundings

The application property is located on the westerly side of Kingston Lane and comprises a large two storey detached dwelling. The road is predominantly residential in nature and there are a mixture of two storey detached and semi-detached properties. The application property has a two storey extension to the northerly side and a large flat roofed single storey extension to the rear. A balcony also extends from the northerly side extension across the entire width of the property to the rear. The majority of the exterior walls of the property are white painted render with a red brick panel at the first floor level and the hipped roof is constructed of clay roof tiles.

The proposal seeks planning permission for first floor extensions to the northerly side and westerly rear elevations of the property. The proposed rear extension would extend over an existing single storey extension to the rear and project 4.7 metres from the rear elevation of the original dwelling, being set back 1 metre from the rear wall of the existing single storey extension. The rear extension would incorporate a part hipped and part flat roof and have a total height of 6.6 metres. The proposed northerly side extension would extend from an existing two storey addition with a parapet roof. The two storey side extension would continue the brick upper panel and rendered parapet roof above to match the existing side extension. The proposed rear extension would be rendered and painted white to match the existing single storey rear extension and matching roof tiles would be incorporated on the roof of the extension. Part of the rear balcony would be retained to the south of the proposed first floor extension with the entrance doors onto the balcony being situated on the southerly elevation of the rear extension.

Planning History:

None relevant

Consultations:

None received.

Representations:

Two letters of objection were received from the occupiers of 4 and 8 Kingston Lane following the notification of the original set of plans, their concerns relate to the loss of privacy and light they feel the proposed first floor extensions would cause to their rear gardens and neighbouring properties. Two further letters were received from the same neighbouring occupiers following re-notification of the amended plans, the neighbouring occupiers have both confirmed that they would still like to object on the basis of their original comments.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves extensions to an existing dwelling house. The main issues considered in this assessment include the impact on the visual amenities of the area and to the occupiers of neighbouring properties in terms of loss of light, privacy and outlook.

Visual amenity

Limited views of the rear and side extensions would be visible from the road from the gaps between the neighbouring properties due to the close proximity of the northerly and southerly neighbouring properties to the application property and the set back position of the extensions. However, the northerly elevation of the first floor extension would be partly visible from the road when travelling from the north. The front of the property and the existing two storey northerly side extension has a red brick panel which wraps around the front and side of the building with the rendered parapet roof above painted white. The original plans showed that the northerly side wall of the two storey extension would have been rendered and painted white to match the rear first floor extension. However, it was considered that the rendered side wall of the proposed first floor extension would appear out of keeping with the adjacent existing two storey side extension which incorporated the brick first floor panel. As this would be the most visible aspect of the proposed development from the street scene, it is considered that the red brick panel should be continued around the northerly side wall of the proposed extension. An amended plan has subsequently been received which shows the brick first floor panel continuing around the side of the proposed northerly first floor extension. This would ensure that the proposed first floor side extension remains in keeping with the existing dwelling in terms of its materials and external appearance and would not therefore appear duly prominent from the street scene perspective.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extensions are located to the west, north and south of the application property. Following an initial visit to the application site and the objection letters received from the neighbouring occupiers in 4 and 8 Kingston Lane, the Case Officer felt it necessary to visit the neighbouring properties to the north and south to fully assess the impact of the proposed extensions to the neighbouring properties in terms of loss of light, outlook and privacy.

Light and outlook

There is an existing two storey extension to the north, a large single storey extension to the rear and a balcony which extends across the width of the property to the rear. The existing balcony is accessed via a door in the rear elevation of the existing two storey side extension. The proposal would remove the majority of the existing balcony and extend the existing two storey extension with parapet roof to the northerly side of the property further to the west which would incorporate a total height of 5.5 metres. The proposed two storey side extension would reduce the direct overlooking into the northerly neighbour's rear garden caused by the side and rear balcony. However, the proposed first floor side extension would project an additional 2.9 metres to the rear and the proposed first floor rear extension would extend 4.7 metres from the original wall of the dwelling. Given the extent of the rear projections and the two storey scale of the proposed additions, it is considered that the proposals have the potential to cause a loss of light to the adjacent southerly side window and westerly rear facing window serving the northerly neighbour's bedroom.

The proposed rear extension has the most potential to cause a loss of light to the northerly neighbouring occupier as it would project 4.7 metres to the rear and incorporate a height of 6.6 metres. During consideration of this application amended plans have been received which have set the rear wall of the first floor extension back by 1 metre from the existing single storey rear extension, therefore reducing the rear projection of the proposed rear extension from 5.7 metres to 4.7 metres. Additional information has also been received from the Agent which shows that the set back first floor rear extension would not extend beyond a 45 degree line when measured from the centre point of the northerly neighbour's rear bedroom window. It is considered that the proposed first floor side and rear extension would still create a greater sense of enclosure from the northerly neighbouring occupiers bedroom window. However, now that the proposed rear wall of the rear extension has been set back by 1 metre and would not exceed the 45 degree angle when measured from the rear facing neighbouring window, it is difficult to argue that the proposed rear extension would cause a harmful loss of light to the northerly neighbouring occupier's bedroom window. On balance Officers consider that the effect would not be so serious to justify refusal of the proposed first floor extensions on the basis of loss of light to the northerly neighbouring occupiers.

A distance of approximately 5 metres would be located between the rear extension and the nearest window within the southerly neighbouring. The proposed extension would create a loss of outlook from the northerly perspective. However, given the separation distance between the proposed extension and the southerly neighbour's closest rear window, it is considered unlikely that the proposed extension would cause any harmful loss of light to the southerly neighbouring occupiers and a loss of outlook would not in its self be enough to substantiate a refusal in this case.

Privacy

The southerly section of the existing balcony would be retained as part of this proposal and the entrance doors would be located on the southerly wall of the proposed rear extension along with a proposed window serving the master bedroom. Amended plans have been received which show that the southerly facing balcony door and window would be obscure glazed in order to protect some of the southerly neighbour's privacy. As there is an existing established balcony to the rear of the property, it is considered that the re-location of the entrance door from the northerly side of the application property to the southerly wall of the proposed extension would cause no further loss of privacy into the southerly neighbouring property or rear garden than is already possible from the existing balcony.

To the northerly elevation of the side extension a new window would be inserted and to the west a rear facing window and doors with a Juliet balcony would be located in the rear extension. The proposed northerly side window would serve a bathroom and would be obscure glazed and incorporate a restricted opening above 1.7 metres from the finished floor level. It is therefore considered that the proposed side window would not cause any overlooking into the northerly neighbouring garden or side windows. The proposed windows and doors/Juliet balcony in the westerly elevation of the extensions would be rear facing and due to their orientation would not directly face the northerly neighbouring garden. As there is an existing first floor balcony and first floor windows on the rear elevation of the application property it is considered difficult to argue that the rear facing window and doors and Juliet balcony would cause any further loss of privacy to the northerly neighbouring dwelling.

To the west the proposed first floor doors and Juliet balcony would be distanced to the westerly neighbouring property's garden by a distance of 10 metres. Given the separation distance, it is considered that the proposed first floor rear extension and doors/Juliet balcony would not cause any harmful loss of privacy to the westerly neighbouring occupiers.

Conclusion

A full assessment of the impact of the proposed first floor side and rear extensions to the amenity of the closest neighbouring occupiers affected has been undertaken and amendments have been sought to mitigate some of the loss of light and privacy to the proposed extensions to the northerly and southerly neighbouring occupiers . It is concluded that whilst the proposed extensions would increase the sense of enclosure to the northerly neighbouring occupiers as the additions would not cause any detrimental loss

of light or privacy to the adjacent neighbouring occupiers, it is considered on balance that there is not adequate justification to substantiate a refusal in this instance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location & Block Plans, Drawing No. 04 Rev B, Received on 13th October 2014.
   Title: Floor Plans & Elevations as Existing, Drawing No. 01, received on 11th August 2014.
   Title: Floor Plans & Elevations as Proposed, Drawing No. 02 Rev B, Received on 20th October 2014.
   Title: Plan showing 45 degree angle from neighbouring window, Received on 13th October 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in terms of colour and texture those on the existing dwelling and as shown on drawing no. 02 Rev B, Received on 20th October 2014.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

4. No additional windows (northerly or southerly elevations)
5. Obscure glazed and fixed shut above 1.7 metres (northerly bathroom window & southerly bedroom window)
6. Obscure glazing only (southerly balcony door)

<u>Informative</u>

1. Proactive Statement - Amendments

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

Case Officer: Rebecca Tier Date: 20th October 2014

Authorised by: Jo Morin Date: 21.10.2014