Development Control – Delegated Officer Report

Application Number: AWDM/0511/17 **Recommendation – Refuse**

Site: **34 Middle Road Shoreham-By-Sea West Sussex BN43 6GA**

Proposal: **Proposed single-storey side and rear extension.**

Site visit 10.5.17

Site and surrounds

The application property is a mid terraced Victorian house in an inner residential suburb of Shoreham. Opposite is a school and there are allotments to the rear.

The houses in the terrace are relatively narrow with modest south facing gardens Two storey pitched roof , deep (3.75 ms) outriggers feature at the rear leaving a narrow inner courtyard area (1.9 ms wide per house) enclosed on two sides (excluding boundary walls) .

No 34 has added a small lean to at the very end of its outrigger at some point . This is just over one metre deep and 2.3 ms wide and just off the boundary with No 36 to the east . Its western flank is blank. No 34's kitchen sits behind this which also has west facing flank windows onto the internal courtyard. The dining room at the back of the house also looks out into this courtyard via its single window

No 36 is unextended at the rear and the common boundary here is an up to 1.8 ms tall scalloped timber fence . It has a similar but handed arrangement of courtyard, rooms and fenestration.

No 32 to the west has added a slightly deeper lean-to as well to its outrigger. This is some 2 metres deep and located on the near side with flank windows looking east towards No 34. The common boundary here is a 1.5 ms tall close boarded fence in the open garden part and similar height solid wall. The arrangement of No 32 is similar to No 34 with sole dining room window looking south across the inner courtyard and east flank kitchen window also looking out across the courtyard.

Proposal

The scheme involves demolishing the existing lean to and building an L shaped single storey extension across the width of the garden (5.2 ms) , some 3 ms deep from the rear outrigger of the house. This infills or squares off the inner

courtyard to a depth of 6.8 metres and runs hard up to the boundaries with both neighbours.

The extension has a mono pitched roof with a ridge of 3.2 ms and eaves of 2.3 ms. Its main aspect is south where bifolding doors are located. There are 3 rooflights on the western roof pitch and 2 on the southern. The walls are rendered in white and the roof is to be finished in Marley roof slates.

The extension provides an extended kitchen and new living area.

Relevant Planning History

None

Representations

None received

Consultations

Environmental Health Officer identifies the site as potentially contaminated land and requires full investigative and remedial condition.

Planning Policy Framework

Relevant Planning Policies and Guidance

Submission Adur Plan policies 2,11,15 ;
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)
Site Layout Planning for daylight and sunlight : A guide to good practice ; second edition Paul Littlefair BRE

Planning Assessment

Principle

The proposal enlarges and upgrades a modestly sized house, with only modest loss of garden (greenfield land) in the urban area in a sustainable location.

The chief governing policy is saved Adopted Adur District Local Plan policy AH7;

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) proposals accord with the standards adopted by the District Planning Authority

Development Control Standard No.3 'Extensions and Alterations to Dwellings' provides further guidance ;

THE EFFECT ON NEIGHBOURING PROPERTIES
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 :-
(i) Privacy
The proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.
(ii) Daylight
Any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
(iii) 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.

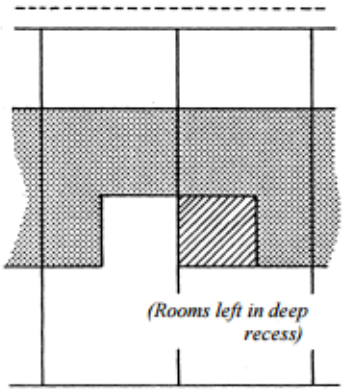
THE EFFECT ON NEIGHBOURING PROPERTIES
2.2 Proposals will not be granted planning permission if they have an unacceptably adverseeffect on neighbouring properties. The main detrimental effects could be related to :-
(i) Privacy
The proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.
(ii) Daylight
Any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
(iii) 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.

REAR EXTENSIONS

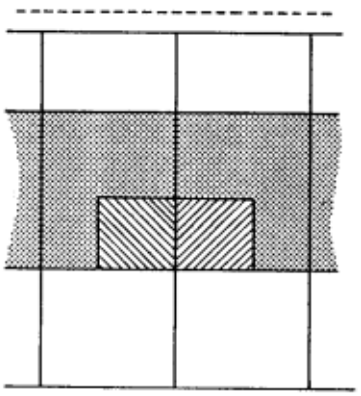
3.2 The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semidetached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first-floor) rear extensions that are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 2.0m, extensions abutting the boundary, will not normally be permitted.

3.3 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.

Unacceptable infill extension



Acceptable joint infill extensions



Visual amenity

The form and scale of the extension is at odds with the strong from of this terrace where the repeated pattern and rhythm of the two storey outrigger and courtyard at the rear is integral to its character. The size of the extension and roof form adds to the incongruity.

Whilst the extension is not visible from the street, it would be viewable form the rear twitten and the allotments to the rear and would be harmful to visual amenity to this extent. .

Impact on neighbour amenity and living conditions

The extension would impact principally on the two flanking neighbours.

Its depth, height and width and proximity mean that the neighbour at No 32 would suffer serious and unacceptable harm to outlook and natural light from the east facing ground floor window in its outrigger and south facing window in the main part of the dwelling and inner courtyard- the tunnel effect. The said windows both serve habitable rooms and the south facing window is the only window serving this room. The courtyard will be enclosed by tall buildings on three sides- the extension being significantly taller than the existing boundary fence- and, despite being south facing, will suffer significant and oppressive overshadowing outside of midday. The principles of the BRE will be clearly breached in that the extension breaks the 25 degree rule for the east facing window in N0 32's outrigger and 45 degree rule for the south facing window. No study to demonstrate that natural light impacts would not be harmfully affected has been submitted. These rooms will become unacceptably gloomy- see below for relevant sections

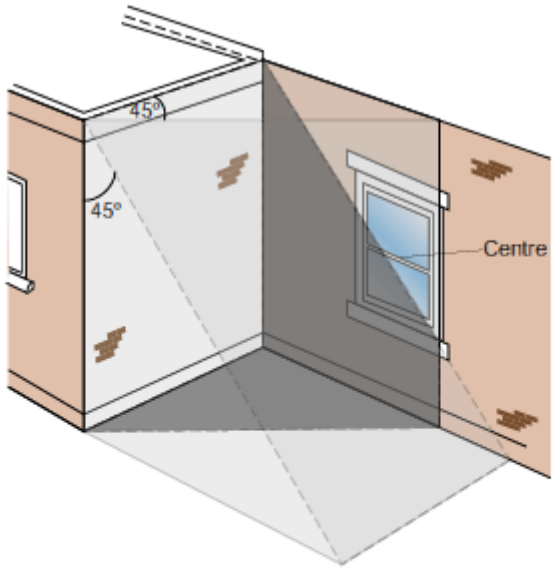


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

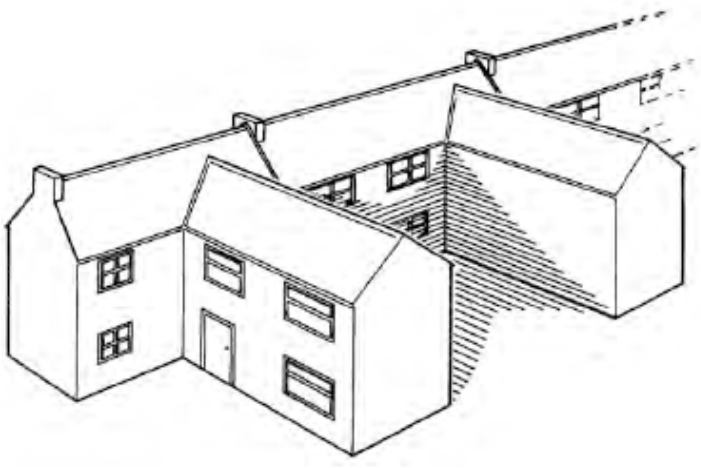


Figure 19: A tunnel effect can occur if a window is obstructed by extensions on both sides

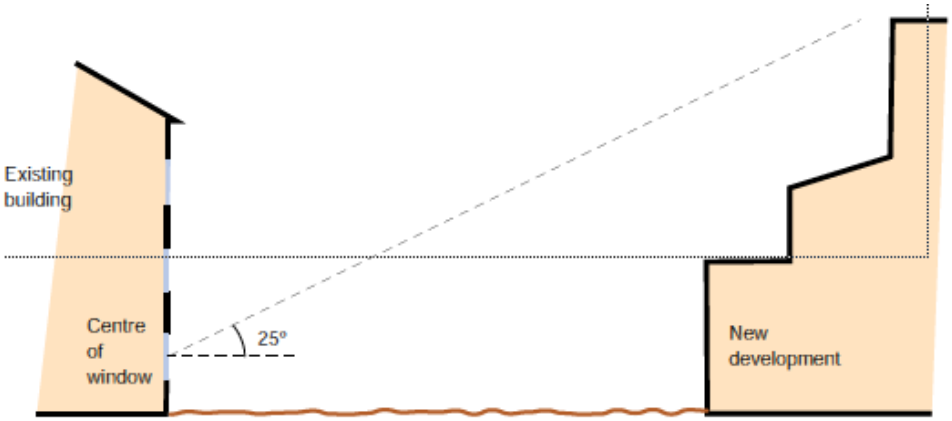


Figure 14: Section in plane perpendicular to the affected window wall

No 36 to the east will also suffer loss of outlook and natural light due to its depth, height and it being on the boundary. However, because the extension depth off the outrigger itself is less than 3.5 ms, the impact is not so severe that it would, itself, justify refusal abut certainly compounds the harm to No 32.

Recommendation

Refuse for the reason that

The proposal by reason of its size and siting would cause unacceptable loss of natural light and outlook to No 32 Middle Road to the detriment of their living conditions and as such is contrary to Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AH7 and Development Control Standard No.3 'Extensions and Alterations to Dwellings' and National Planning Policy Framework (CLG 2012)

Is recommendation contrary to any representations? N

Case Officer signed : MOK Date: 6.6.17

Authorised and signed by: PD Date: 6.6.17