Expiry Date – 20/4

Development Control – Delegated Officer Report

Application Number: AWDM/0338/20 Recommendation – Refuse

Site: 90 Williams Road, Shoreham

Proposal: Demolition of existing store and construction of a 2-storey side extension to west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: From Bing/Google maps

Site and Surroundings

This application relates to a semi detached house on the east side of Williams Road behind No. 92 facing a local green. The property is an interwar red brick dwelling with gabled roof. The property has a detached single storey outbuilding on its west side.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a two storey side extension. The extension is 3.365 metres in width leaving a minimum gap to the side boundary of 650 mm. The extension creates a ground floor dining room and first floor bedroom/en-suite. The extension is set 450mm back from the main front wall and extends to the rear wall. It has a gabled roof to match he original house.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 1 Space Around New Dwellings and Flats' and 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The house to the west fronting Williams Road has added a two storey side extension. No. 82. also has an end of terrace dwelling added in the form of a two storey side extension. The principle of a two storey extension is therefore not out of character locally.

Neighbour amenity

'Policy 15: Quality of the Built Environment and Public Realm
Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.
Development should: • Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
• Include a layout and design which take account of the potential users of the site;
• Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.'

Development Management Standard No.2 "Extensions and Alterations to Dwellings"

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:

• Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
• 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.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties than ones to small terraced or semi-detached houses or bungalows. In addition a single storey extension would be less likely to have an adverse effect on neighbouring properties than a two storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking.

Development Management Standard No. 1 Space Around New Dwellings and Flats

2.4 The space required between buildings is affected by the location of principal windows and the need to maintain privacy between facing windows and allow light to enter such windows. A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy.

2.5 Where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure or 14m between a principal window and a two- storey structure, in order to allow adequate light to enter the windows

2.6 Elevations with no principal windows should be set back at l least 1m from a site boundary to allow access for maintenance and to avoid a cramped appearance.

2.11 On corner properties, where principal windows on the rear of one dwelling face the side of another dwelling or block of flats (which does not contain principal windows), a distance of 11m is required from a single-storey dwelling or structure (such as a garage) and 14m from a two-storey dwelling or building.'

The house at No 92 has a rear garden of 6.5 metres in depth. The proposed extension would be within 1 metre of the rear garden boundary at 92 and less than 7.5 metres from its rear habitable room windows. The extension would be overbearing from within the house and garden and would reduce light received to them too.

This application differs to the approvals for two storey side extensions at Nos. 82 and 92 Williams Road as in these cases the extensions faced flank walls with no habitable room windows and front and side gardens rather than the main rear gardens of these adjoining houses.

Recommendation

REFUSE for the following reason:

The proposed extension due to its size, scale and position would have a harmful impact on the amenity of 92 Williams Road due to an overbearing, oppressive effect and loss of light. The proposal is therefore contrary to policy 15 of the Adur Local Plan and adopted Development Management Standards No. 1 'Space Around New Dwellings and Flats' and No. 2 'Extensions and Alterations to Dwellings', and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 17.4.2020
Authorised and signed by:	Peter Barnett	Date: 17 April 2020