Expiry Date – 10/5

Development Control – Delegated Officer Report

Application Number: AWDM/0414/21 Recommendation – Refuse

Site: 41 Southdown Road, Southwick

Proposal: **Single storey rear infill extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: applicant's photos

Site and Surroundings

This application relates to a mid terraced Victorian house on the west side of Southdown Road. The property backs onto Rope Walk where access to a garage in the rear garden is from. The property has a double storey half width outrigger with a mono pitched roof. The house is fully rendered.

No. 43, to the north is in two flat sand the first floor flat has a staircase into their equivalent recess.

The house is within the Shoreham conservation area.

Proposal

Planning permission is sought to extend off the main rear wall at ground floor level and infill the lightwell to the end of the outrigger. The extension measures 7.9 metres in depth and a maximum 3 metres in width. It is 3 metres in height with 2 domed rooflights.

Relevant Planning History

SU/34/05 - Single-Storey Rear Extension & Alterations Including Reduction In Height Of Roof Of S. Side Wall Of Two-Storey Rear Wing. Granted.

SU/58/88 - Detached Garage At Rear (With Access From Ropewalk). Granted.

Consultations

Adur Conservation Advisory Group: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16, and 17 including '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 conservation area and the impacts of the development on neighbour amenity.

Character

The extension will not be easily viewed from the public realm. It will not be harmful to local character or the Shoreham conservation area.

Neighbour amenity

Policy 15 of the adopted local plan states that development should 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.'

Adopted Development Management Standard No 2 states:

'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 semi-detached 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 that 2m, 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.'

The proposal is in direct conflict with adopted Development Management Standard No. 2. The proposed extension's depth, height and proximity to the shared boundary will affect light and outlook from windows in the adjoining ground floor flat.

Only if a combined extension is proposed might such a development be acceptable.

REFUSE for the following reason:

The extension would give rise to an overbearing and unneighbourly form of development resulting in a loss of light and outlook for the occupiers of the adjacent flat. The proposal is therefore contrary to Policy 15 of the Adur Local Plan and adopted Development Management Standard No.2 'Extensions and Alterations to Dwellings'

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: 29.4.21
Authorised and signed by:	Peter Barnett	Date: 29 April 2021