Development Control – Delegated Officer Report

Application Number: AWDM/1237/19 **Recommendation – REFUSE**

Site: **13 Manor Hall Road, Southwick, BN42 4NA**

Proposal: **Proposed single storey side extension to east elevation, front porch to south elevation and roof lights to south elevation.**

Date of site visit: 15.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is situated on corner plot on the north side of Manor Hall Road and its junction with Milton Drive. The property is a bungalow, and was formerly attached to the bungalow to the rear as a single dwellinghouse, but has since been annexed in order to create 2no. dwellings. The resultant bungalow is now a 1no. bedroom unit comprising a living/kitchen/dining room; a bedroom; and a small bathroom. The garden relating to the bungalow lies to the east and south. A concrete block wall of over 2m has been constructed to the north side of the east garden, to separate the garden from the other half of the created dwelling (2A Milton Drive).

Proposal

The proposal seeks permission to extend into the side garden area with a single storey pitched roof extension. The extension will measure approx. 4.8m x 3.8m x 4.4m high to the ridge of the roof.

3no. additional rooflights would be put into the roof; and a front porch would be added to the front of the existing entrance door.

Planning History:

AWDM/0138/18 Conversion of 1no. 4 bedroom bungalow to 1no. 3 bedroom and 1no. 1 bedroom dwellings with two car parking spaces at the front. **Approved 23.03.2018**

AWDM/0681/17 Front extension and conversion of 3no. bedroom bungalow into 1 x 2no. bedroom and 1 x 3no. bedroom dwellings. Construction of vehicular access and hardstanding to front. **Refused 31.08.2017**

Consultations:

WSCC Archaeology:
The application site is located 105 metres to the east of the Southwick Roman Villa building Scheduled Monument, situated at the junction of Manor Hall Road and Southwick Street. At this distance from the Villa, it would be common for small paddocks and fields associated with the Villa to have existed, defined by boundary ditches (now buried).

The proposed side extension and front porch would occupy very small footprints in plan. Within the anticipated small Roman paddocks and fields, the new ground excavations are not expected to have any significant archaeological impact. Archaeological assessment and mitigation are not required.

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The proposed extension will be sited between the property and the highway on a prominent corner position and it will be visually noticeable from both Milton Drive and Manor Hall Road. The extension will have a pitched roof, which will also be above the fence line.

Further, the proposal also looks to provide a wall, 1.8m high, around the side garden, thereby creating an enclosed walled garden.

There are other properties within Milton Drive that have front extensions, but these extensions are set back from the pavement and thereby prevent a closing off of the visual built form within the street. The built form of the development is thereby out of keeping with the appearance, scale, design and character of the existing dwelling and the street scene in general.

It is considered therefore that the side extension will result in a visual impact within the street which would not be in accordance with the character of the area, and will thereby be out of keeping with the locality.

Residential Amenity

The only direct neighbour to no. 13 Manor Hall Road, is the remaining converted section of the bungalow, no. 2A Milton Drive. The existing dividing boundary wall (which currently is over 2m in height), already separates the

two dwellings, and it appears that this wall will become the side elevational wall of the proposed extension. No windows are proposed within this wall, and thereby, there will be no overlooking to no. 2A.

The proposed extension is to the south of 2A, and therefore there will be a degree of overshadowing resulting from the extension onto 2A, and using the 45 degree rule, it will result in a loss of light/daylight to the room next to the extension. However, it would seem that this room is a bedroom and as such is not a primary room; therefore the loss of light to this room is not considered to be sufficiently harmful to amenity to include as a reason for refusal.

Recommendation

REFUSE

1. The proposed extension, by reason of its prominent position adjacent to the pavement on this corner plot, would be out of keeping with the character of development in the area and harmful to the street scene. It is therefore contrary to policy 15 of the Adur Local Plan, DM Standard No.2 SPG - Extensions and alterations to dwellings and the NPPF

Informative

1. Refused without discussion

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

Case Officer: Eve Hearsey Date: 12.09.2019

Authorised by: Peter Barnett Date: 12 September 2019