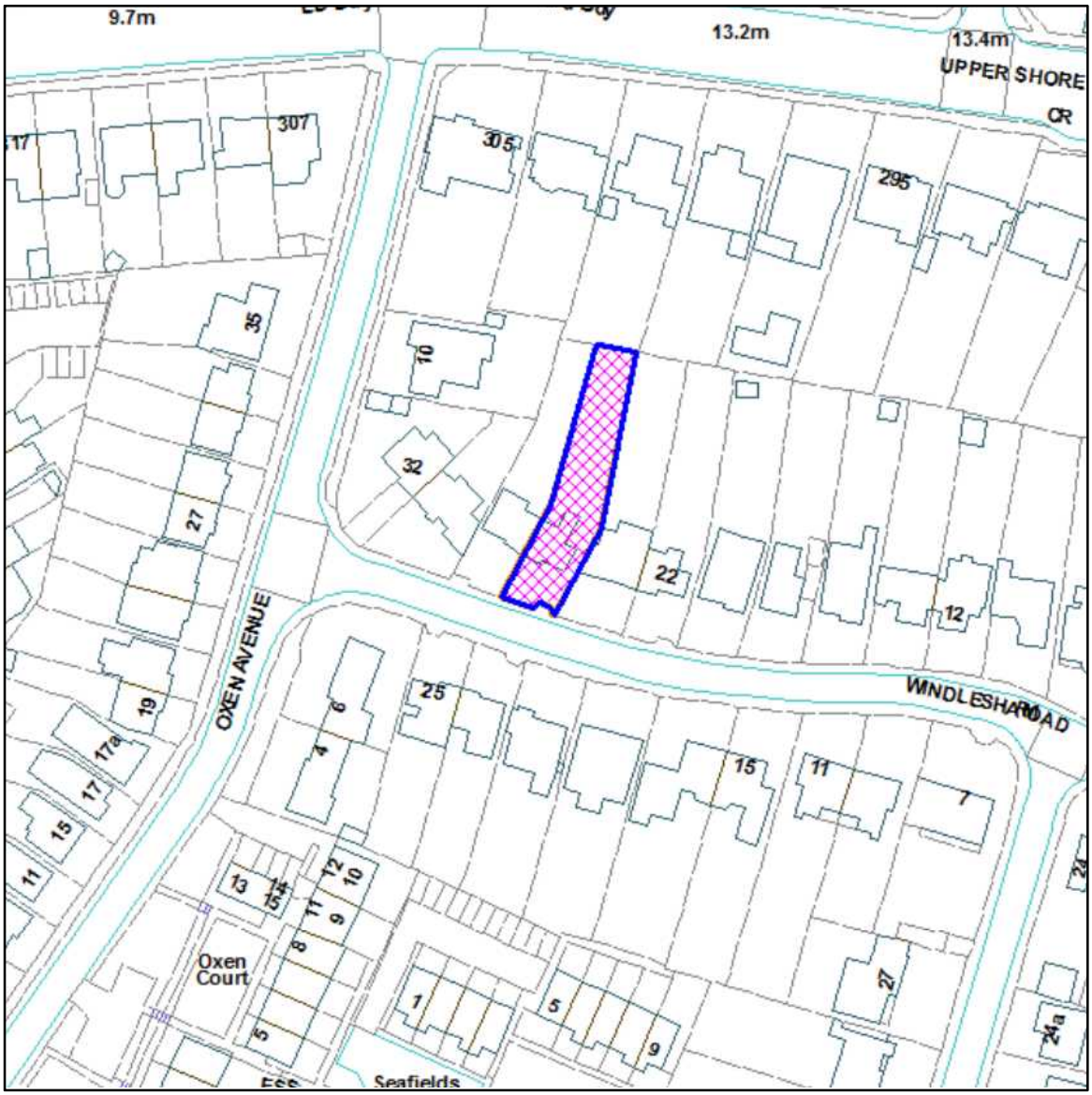
Application Number: AWDM/0975/20 **Recommendation – REFUSE**

Site: **26 Windlesham Road, Shoreham-By-Sea, West Sussex**

Proposal: **Demolition of existing garage and rear extension. Proposed two-storey side and rear extension with matching roof height, to east and north elevations, rear dormer to north roof slope, single-storey front extension with porch and single-storey rear extension. Alterations to fenestration on east elevation (Amendment to previously approved AWDM/0283/20 for enlarged rear extension)**

Applicant: Mr and Mrs Marsden Ward: Buckingham
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application relates to a semi detached, two storey dwelling house with original linked front dormer and projecting parapeted two-storey front addition. The house is brick at ground floor and rendered and painted first floor. It is an attractively designed building and this style is replicated within the surrounding street scene. The street also comprises of various other styles of buildings. The property has a small front porch and side flat roof garage. There is also a single storey flat roof projection to the rear.

Consent was granted in June 2020 under reference AWDM/0283/20 to remove the side garage and build a two storey side extension, single storey flat roof rear extension, flat roof front extension and rear flat roof dormer. Amended plans were approved showing the rear extension reduced to 4 metres in depth and the front extension reduced by 0.3 metres in depth. The extensions provided an additional two bedrooms, an open plan kitchen dining space, utility room, play room, study and porch.

The current application for consideration here shows the same proposals as originally approved however the single storey rear extension is 6 metres in depth. Due to the angle of the eastern side boundary the extension is the full width of the house (as extended) reducing in width the further to the rear/north it extends from 8.5 metres in width to 7.1 metres.

Consultations

West Sussex County Council:

West Sussex County Council was consulted previously on Highways Matter for this location under planning application AWDM/0283/20 which sought approval for demolition of the existing garage and extension to the existing dwelling. No highways objections were raised and this application was subsequently approved. This proposal is of similar nature to AWDM/0283/20.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

It must be noted that the only matter for consideration here is the increase in depth of the proposed single storey rear extension. All other extensions and alterations remain as originally approved under AWDM/0283/20.

Visual amenity

The rear single storey extension is not visible within the street scene, although deep at 6 metres and filling the width of the plot it is not considered that the extension is overly large to dominate the scale and appearance of the existing dwelling house. The garden is long and ample amenity space will remain, materials will match existing.

Residential amenity

The single storey rear extension is to be built up to the boundary with no. 28. The previous application was originally submitted with the rear extension at the depth as shown here. Officer's requested a reduction to 4 metres in depth due to the impact upon the adjacent, attached dwelling, no. 28. There is an existing single storey extension at no. 28 with a blank side elevation onto the application site.

Development Management Standard No. 2 "Extensions and Alterations to Dwellings" sets out planning principles that are used by the Council in assessing planning applications and how these are applied to different types of extension. "On semi-detached or terraced dwellings single storey rear extensions which abut, or are within 1 metre of a common side boundary with an attached dwelling, should normally be no deeper than 3.5 metres. Due to the existing adjacent extension at no. 28 when considering the previous proposal it was agreed that in this case a 4 metre projection could be supported in the light of the adjacent extension, justifying a marginal addition to the 3.5 metre depth referred to in the Development Management Standard.

The current proposals show a 6 metre depth. It is not considered that this depth adjacent to the boundary of the attached dwelling can be supported in this case. There are French doors facing to the rear at the attached dwelling which are directly adjacent to the site of the proposed extension, at the depth proposed here it is considered that the impact upon the rear of this dwelling will be detrimental. The depth of the extension adjacent to the boundary up to 6 metres is considered to be overbearing and will result

in a loss of light and unneighbourly relationship. Despite any proposed boundary treatment, and the position of the angle of the boundary line the spacing between the extension and the boundary increasing slightly as the depth of the extension increase. This does not give justification for this depth of development which would have a detrimental impact and would be contrary to the Council's adopted Development Management Standards.

Recommendation

REFUSE for the reason(s):-

The depth of the proposed single storey extension is excessive and would result in an unneighbourly form of development which is overbearing and detrimental to the residential amenities of the adjoining property, thereby conflicting with policy 15 of the Adur Local Plan and Development Management Standard No. 2, Extensions and Alterations to Dwellings.

5th October 2020