63 Ingleside Crescent Aug 21
Lancing First Issue
Planning Appeal Statement JE

Introduction

Planning Application ref AWDM/0905/21; *"Two storey side extension"* was registered on 17th May 2021 with an anticipated determination date of 12th July 2021.

Refusal of Planning Permission was received, dated 11th August 2021 stating the following reason:

1: The proposed side extension, by reason of its scale and width in proximity to the boundary would result in a loss of space between buildings which would be harmful to local character and the surrounding street scene. Moreover, if permitted, the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings in the road, the cumulative effect of which would give rise to an unacceptable 'terracing effect' that would be contrary to Policy 15 of the Adur Local Plan, Development Management Standard No 2 and the National Planning Policy Framework 2021

This document has been prepared to support the Planning Appeal where inconsistencies and conflict are identified during the planning process and within the documents listed within the reason.

Planning Process

During the planning application process, no objections were received and the Parish Council neither objected nor supported the application.

The designated planning officer, Ms Hannah Barker, visited site on 6th July and gained access to the rear of the property and made contact to the Agent on 13th July stating the extension should conform with Development Management Standard No 2, insofar that it should be min 1m from boundary to prevent a terracing effect. However, there was also recognition that this may make the project unviable.

Within the email correspondence it stated the only two storey side extension was evident at no 84, an end plot approx. 50m away on the other side of the application site, whereas the Design and Access Statement had explicitly identified no 72, immediately opposite the application site as the basis for the design.

As there was no planning history to no 72, it has been disregarded as precedence and has been identified as "*a clear example of why this 1 metre set in requirement is in place".*

Policy 15 of Adur Local Plan 2017

This policy is entitled 'Quality of the Built Environment and Public Realm' and states:

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

Specifically related to the proposed two storey side extension at no 63, the architectural style is a direct reflection of the existing home with identical proportion, form, context and massing. The materials and southern, street elevation are a continuation of the original home.

Pertinent bullet points highlighted in Policy 15:

- *Include a layout and design which take account of the potential users of the site:* The users of the site are the homeowners and have identified a need for an additional bedroom and larger kitchen accommodation for their needs. Therefore the layout reflects this with relevant uses on both ground and first floor, with room sizes that are functional and comfortable
- *Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment:* At present the side of the home has no sense of security with no fenestration overlooking the area and a hidden route to the rear garden fence. A side extension will fill this space therefore improving security
- *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:* As noted above the space between the two dwellings is barren with no fenestration overlooking the area, therefore there is no loss of privacy, daylight/sunlight or outlook. The space is used solely for parking cars, which can still be located on the plot towards the street. To place an extension towards the rear would directly adversely affect the open amenity space of the dwelling, therefore the extension is placed in the optimum location

With particular regard to the extension of dwellings, the Policy states proposals will be expected to comply with the criteria set out within Development Management Standard no 2.

Development Management Standard no 2 (DMS no 2)

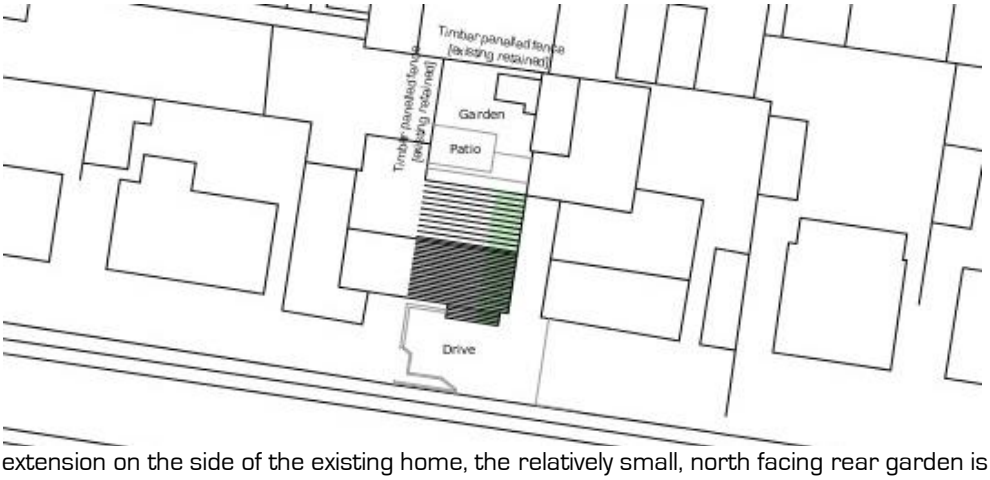
This document has been published to aid design of extensions and alterations to dwellings. It states within the first paragraph under section 2.0/2.1 Planning Principles that the *main planning concern… is that it will not have an adverse effect on neighbouring properties. It should also not be detrimental to the dwelling itself.*

This is further explained under section 2.2 The Effect on Neighbouring Properties that the three elements to be considered are:

- *Privacy*. The extension has fenestration that replicate current orientation, so privacy is no worse that existing
- *Daylight*: As mentioned previously, the sides of the homes are blank so daylight to internal spaces is unaffected
- *Outlook*: The extension does not extend past existing building lines to the rear of the home and replicates existing single storey porch lines along the front elevation, thereby not affecting outlook

With regard to the effect on the existing dwelling 2.4The Effect on the Dwelling to be Extended key factors are:

- *Garden size, where 11m depth is preferred and any extension should not make the private rear space cramped, where for a "small semi detached dwelling up to 3 bedrooms" a garden area of 85 sq.m is expected*. The existing garden is 8.5m deep with an area of 60 sq.m and therefore the extension is placed on the side to maintain this vital amenity space
- *Daylight/outlook, where the council wish all habitable rooms receive good windows.* Replication of the mid 20th century architectural design ensures this is achieved



With the extension on the side of the existing home, the relatively small, north facing rear garden is retained

Further guidance is provided under section 2.5/2.6 The Appearance where aesthetic principles are identified to ensure *any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally*.

Each relevant bullet point is highlighted and reviewed below:

- *Extension should generally respect the architectural period and stye of the existing dwelling and the area*. Constructed in in the middle of the last century the architectural theme is one of repetition and banding which is continued through to the extension. Set on the northern side of the road the street scene is one of mixed scale dwellings so the addition to the dwelling would not be excessive.
- *External construction materials should usually match in colour and texture the materials of the existing dwelling*. As previously referred the extension is a repetition of the existing using identical materials and architectural elements. Furthermore, the lower projection of porch emulates that of the neighbouring property to the west
- *Windows or other opening should be in scale with the extension and should be in line with and match the proportions and style of the existing windows*. Facing the street the first floor windows are full width framed between masonry piers and the same style is adopted in the extension. To the lower level and the rear the more solid elevation allows greater flexibility but is still in keeping with the period.
- *On a dwelling with a pitched roof, extensions should also have a pitched roof if they are visible from the street, from a public space, or they are two-storey.* The existing pitched roof is continued across to the side extension



Views along the street scene looking west (left) and east (right) showing the various dwelling types and styles. Application site highlighted

At this point the Development Management Standard no 2 then explains that from experience they have identified some specific standards, which can be applied to different types of extension. However, each application must be considered on its own particular merits.

In this regard, they state within paragraph 3.7 that side extensions *should be set back 1m from the side boundary. Particularly in the case of two storey extensions since it would create a "terracing" effect which would destroy the existing character of the area*.

Within the area there are numerous examples of side extensions running to the boundary, including the single storey addition to the immediate neighbour to the west and across the road the single storey to no 68 and the two storey to no 72.

However, the immediate context must be the street scene to the northern side of the road where the 4no original two storey homes of nos 61 to 67 are in two pairs of semi detached homes within a street scene of wide plot detached bungalows to the west through to detached chalet bungalows to the east. They are a unique feature therefore any junction between the two masses would not create this "terracing" effect.



View from above showing no 63 is one of four homes on the northern side of the road, therefore terracing would not be evident in this unique situation.

Paragraph 3.8 makes reference to *side extensions being clearly visible from the road should be designed to closely match the existing dwelling.* It also states that *side extensions should be set back from the main front wall of the dwelling to create a visual break* along with the diagram that shows an early 20th century style dwelling featuring typical bay window, gable end and chimney. The application plot is not of this architectural style where repetition, banding and terracing feature heavily with the view to improve efficiencies and densities in this period, where this type of design could well be used in a terrace. The side extension has been designed, placed and proportioned accordingly to closely match the existing dwelling as requested.

Paragraph 3.10 states existing parking that is lost must be replaced elsewhere within the curtilage, which has been proven within the design.

Conclusion

We trust this document has confirmed the design of the extension adheres to the design principles identified by the Development Management Standard no 2.

Within the Planning Officer report it is confirmed under Residential Amenity that *the development will not give rise to any adverse impact in term of amenity*.

The refusal is based upon a generic 1m rule that is applied to any two storey side extension application that is submitted, whereas we believe that this scheme must be considered on its own particular merits.

During the pandemic, private external space has been clearly identified as vital for the well being of people and to consider a rear extension would compromise this area significantly as clearly demonstrated by the immediate neighbour rear addition. The side extension ensures the rear garden is maintained in accordance with the planning principles identified in the DMS no 2. It also occupies an area on the site that is barren, with poor security and no outlook

The issue is then whether a single storey side extension provides the accommodation required, which is quickly dismissed as the width is not suitable for a bedroom, whereas at two storey the bedroom can straddle with the existing at first floor to form a suitably sized room for furniture placement. Also at first floor it ensures all occupants are at the same level when sleeping for additional comfort and security for the family.

When the Planning Officer first entered into discussion it was noted *that there are only ground floor extensions to the side within the street scene with the only two storey extension being on the corner with larger spacing available at this site.* Although the original Design and Access Statement has made specific reference to the two storey side extension on no 72, it had not been seen during the site visit and therefore one might conclude that the addition is indeed consistent with the street scene.

It was further noted by the Planning Officer in relation to the generic standards set out in section 3 of the DMS no 2 that *any reductions and set in may give rise to a scheme that would not allow for sufficient floor space so therefore not viable for your client*. Therefore the family have been restrained by generic planning constraints and the scheme has not be considered on its own particular merits. Throughout this document we have identified how the extension adheres with the Planning Principles and suggest the architectural style and specific location allows divergence from the generic 1m rule.

It would appear the Local Planning Authority are unwilling to review in this site specific location on the basis it sets precedence, whereas another already exists and a terrace effect is not apparent.