Development Management - Delegated Officer Report

Application Number: AWDM/0005/21 Recommendation – Refuse

Site: Pebble Lodge, 120 Beach Green, Shoreham-By-Sea

Proposal: Two-storey rear extension to north-west elevation to provide additional bedrooms for ground and first floor flats, with roof terrace for 2nd floor flat. Construction of external bike storage.

Date of site visit: 10 February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 3 storey block of six flats close to the entrance to Shoreham Beach. There is a petrol filling station to the rear (north), a separate 3 storey block flats to the west with commercial use on the ground floor and 2 storey townhouses with rooms in the roof to the east which are angled to face north west.

It is proposed to construct a two storey extension to the rear of Pebble Lodge measuring 5m deep, 5.5m tall and 4.8m wide. It is to project from an existing rear projecting gable on the eastern side of the building close to the boundary with the dwelling at 118 Beach Green. The proposal will provide additional bedroom space for the ground and first floor flats at that end of the building. The flat roof of the extension is to be used as a roof terrace for the second floor flat. Windows are proposed on the east side of the extension at ground and first floor, plus new windows in the side of the existing building on all 3 floors to serve existing bedrooms. A bin store enclosure is proposed on the west side of the extension.

Relevant Planning History

None

Consultations

Adur and Worthing Councils: The **Environmental Health** (Public Health) Officer recommends conditions relating to working hours and contaminated land

Private Sector Housing have no objection

Representations

7 objections received from the occupiers of 112, 116, 118 (x3) Beach Green, 1, 5 Ormonde Way

- Loss of privacy
- Loss of light and overshadowing
- Cramped
- Contrary to policies
- Increased noise from roof terrace

Objection also received from Cllr Dave Collins:

1. I found the site to be on its limit of development, therefore any extension would in my opinion be "Over Development"
2. The rooftop terrace would need to have privacy screens to a height of 1600mm to both north and Eastern elevations to prevent overlooking and by doing would add to its mass.
3. The window to Bedroom 2 on the First Floor would need to be obscure glazed or to be a highlight window.
4. The window to Bedroom 1 on the second floor should be omitted and relocated to the western flank wall.
5. The dwellings to the East would lose the late afternoon sun of which they all enjoy.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 building and its surroundings.

Visual amenity

The proposed extension is at the rear of the building but will be visible from Brighton Road to the north, Ormonde Way to the east, The Saltings to the west and glimpsed from Beach Green in the gap between the site and 118 Beach Green. Its flat roofed design is unsympathetic to the form of the existing building, contrary to advice in DM Standard No.2. The inclusion of a roof terrace is also out of keeping in this part of the Beach.

The depth of the extension elongates the existing projection and results in more of an L-shaped building, bringing it closer to the garage bock to the north, leaving a gap of 7.5m. Adequate space appears to exist however for vehicles to manoeuvre in and out of the garages as it is to be built on an area already covered by a raised hardstand and bin store. The extension is not considered to be unduly cramped and does not project noticeably further north than Princes Court to the east. Nevertheless, its flat roofed form and

roof terrace are considered to result in an unsympathetic and visually harmful extension.

Residential amenity

The extension will be just 1.4m from the boundary with 118 Beach Green to the east. At 5m in depth it will project beyond the rear wall of 118 by over 7m, as a result of the staggered position of the properties. The impact is worsened by the angle of 118, facing NW towards the site boundary, and the position of the extension to the west of 118.

The height and length of the extension is likely to result in an overbearing form of development which will also cause a loss of sunlight and daylight, failing as it does to comply with the '45 degree rule' measured from the nearest windows at 118. The proposed balcony is likely to be intrusive and will require 1.8m high screens to the side, effectively increasing the height of the extension. The proposed new windows within the extension can be required to be obscure glazed, however the new windows to the existing building would need to be clear glazed at ground and first floor as they would be the only windows serving those bedrooms. This is also likely to result in overlooking of 118.

Recommendation

REFUSE, for the following reason:

1. The proposed extension, by reason of its height, length and proximity to the boundary, would result in an overbearing form of development which would cause a loss of light and privacy to the neighbouring occupiers, to the detriment of their residential amenities. The proposal is therefore contrary to Policy 15 of the Adur Local Plan, Development Management Standard No.2 'Extensions and Alterations to Dwellings'' and the NPPF

2. The proposed extension, by reason of its size and design, would be an unsympathetic addition to the building and harmful to the visual amenities of the locality. The proposal is therefore contrary to Policy 15 of the Adur Local Plan, Development Management Standard No.2 'Extensions and Alterations to Dwellings'' and the NPPF

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

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.

Case Officer: Peter Barnett Date: 25 February 2021

Authorised by: Gary Peck Date: 25 February 2021