GROUNDS OF APPEAL:

SITE:

34 Gordon Road
Shoreham-by-Sea
West Sussex
BN43 6WE

1.0 Proposed development:

Single storey rear/side extension.

2.0 Planning history:

2.1 A planning application for the said development was submitted and registered on the 21st June 2018 – Application number AWDM/0896/18.

This first design incorporated a flat roof with a height of 3m taken from ground level and abutted the boundary line with 32 Gordon Road.

The application was refused on the 17th September 2018 for the following reasons:

> The proposal, by reason of its size and siting, would cause unacceptable loss of natural light and outlook to No. 32 Gordon Road to the detriment of their living conditions and as such is contrary to policy 15 of the Adur Local Pan and Development Management Standard No. 2 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework (CLG 2018).

2.2 An amended planning application was resubmitted on the 17th October 2018 – Application number AWDM/1585/18. (The subject of this appeal).

This revised design replaced the flat roof with a mono-pitch roof, in conjunction with lowering the internal ceiling, this reduced the height of the extension at the point it abutted the boundary down to 2.5m.

The application was refused on the 11th December 2018 for the following reasons:

> The proposal by reason of its size and siting, would cause unacceptable loss of natural light and outlook to No. 32 Gordon Road to the detriment of their living conditions and as such is contrary to policy 15 of the Adur Local Plan and Development Management Standard No. 2 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework (CLG 2018).

3.0 Policy 15 of the Adur Local Plan:

(Extracts of sections applicable)

Development should be of a high architectural quality and respect 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. Development should:

> 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in the Council's adopted Development Management Standard No. 2 'Extensions and Alterations to Dwellings' (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

4.0 Development Management Standard No. 2 'Extensions and Alterations to Dwellings':

(Extract of section applicable)

Section 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.

5.0 National Planning Policy Framework (CLG 2018):

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

The National Planning Policy Framework acts as a guidance for Local Planning Authorities and decision takers, both in drawing up plans and making decisions about planning applications.

Regarding the Council's reasons for refusal, no reference has been made to any particular section of the National Planning Policy Framework. For this reason, mitigating circumstances forming this appeal, will refer only to Council Policies as stated in sections 3 & 4.

6.0 Mitigating circumstances:

Currently there is a 1.7m high brick wall on the rear boundary line between No. 32 & No. 34 Gordon Road. Both properties also have attached out-houses that each abut the brick wall on the boundary line with each out-house having a mono-pitch roof not dissimilar to that of the proposed extension.

In this present situation, it has to be accepted that neither property has a good out-look from rear ground floor windows, therefore, the proposed rear ground floor extension would not exasperate any issue regarding poor outlook and insufficient light.

With reference to both existing and proposed layouts, the actual new build part of the proposed extension is only on the side of the existing projecting section of the house with the kitchen section being existing.

The only works to the kitchen area (apart from the installation of the patio doors) is to alter the roof-line.

At present, the kitchen area has a large mono-pitch roof with an eaves height of 1.7m with the highest point abutting the house being 3.3m. The new rap-around extension roof would have a reduced height of 3m abutting the house. This would improve light to No. 32.

These type of extensions on older properties with projecting rear sections have always been a grey area regarding permitted development.

For example, in this instance, the house with it's rear projecting section is original build with to date, having no extensions.

The proposed extension (the subject of this appeal) is taken from the side of the original rear projecting section of the house with the width being no more than half that of original house with the overall height including the new upper section over the original kitchen being less than 4m.

To say the least, this does tick a few boxes in its favour.

Finally, enclosed is a letter/email from No. 32 Gordon Road supporting the proposed works under application AWDM/1585/18. This was emailed to the council on the 8th December 2018.

Albeit this was sent to the council rather late, this is to be included as part of this appeal.