Development Management - Delegated Officer Report

Application Number: **Recommendation – Refuse**
AWDM/0918/16

Site: **First floor flat 149 South Street**

Proposal: **First floor extension to rear elevation**

Date of site visit: 2 August 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a first floor flat located on the east side of South Street with a commercial office at ground floor level. Access to the flat is from the rear, where there is a pedestrian access running along the rear of properties between No.141 and 153 South Street. There is an existing rear projection (part two storey/part single storey) and permission is sought for the construction of a first floor extension above the existing single storey structure. The extension would measure approximately 4.9 metres in depth 3.6 metres in width and 6.8 metres in height from ground level with a flat roof. The extension would be clad in fibre cement weatherboard.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objections

Representations
One representation received from the owner of several properties in South Street raising objections on the following grounds:

- Loss of light/overshadowing – the existing trees already effect the light to No.151, the extension would cause almost total loss of light to ground and first floor flats
- Overlooking – especially to 147 and 149
- Access during construction - no right of access at rear and rear access unsuitable for construction access, causing danger.
- Impact on parking/access
- Noise

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
No.147 to the north has a similar rear two storey projection and with windows in the rear and side elevation facing the application site. Although ground floor windows appear to serve the commercial premises, the first floor comprises a flat. No.151 to the south comprises flats at ground and first floor level and has rear windows and a rear yard area that appears to be in residential use.

The existing ground floor projection already creates enclosure to neighbouring properties. The proposed first floor extension would follow the footprint of the ground floor projection, and, at a height of 6.8 metres overall, would be unneighbourly given the close-knit nature of surrounding buildings. Due to its height and depth, the proposed extension would be overbearing to the occupiers of neighbouring flats to the immediate north and south, significantly increasing the sense of enclosure and causing a significant loss of light to the occupiers of No.147. Furthermore, the installation of side windows serving the proposed new kitchen area would cause a significant loss of privacy to the occupiers of neighbouring properties.

Visual amenity
The overall design and flat roof form is not out of character with the recipient building or the area in general and so design and impact on visual amenity is considered acceptable.

Recommendation

REFUSE

For the following reasons:

The proposed first floor rear extension would, by reason of its size and proximity to neighbouring properties, represent an unneighbourly and overbearing form of development, harmful to the amenities of neighbouring occupiers, notably in terms of an increased sense of enclosure, and loss of light and privacy. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan, supplementary planning guidance in Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework.

Informative:

- 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. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.
- Drawings

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

Case Officer: Rebekah Smith Date: 8 August 2016

Authorised by: Peter Barnett Date: 9 August 2016