Expiry Date – 20/6

Development Control – Delegated Officer Report

Application Number: AWDM/0668/19 Recommendation – Grant

Site: 5 Gordon Road, Shoreham

Proposal: Single-storey rear/side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5/6

Site and Surroundings

This application relates to a semi detached Victorian house on the north side of Gordon Road, close to its junction with Buckingham Road. These properties, as built, have deep half width two storey outriggers. The house has not been extended at ground floor before but a large loft conversion has recently been added.

The property is not in Conservation Area but is not a listed building.

Proposal

Planning permission is sought for a rear/side extension to extend the ground floor outrigger floorspace. The extension measures 4.9 metres in depth and 1.5 metres in width. It is to have a mono pitched roof with an eaves height of 2.8 metres and a ridge height of 3.5 metres. It does not extend the full depth of the outrigger rear wall, leaving a gap of 3.3 metres to the back wall.

Relevant Planning History

AWDM/0724/11 – single storey rear extension. Granted 4.11.11

AWDM/0192/11 - Application for Certificate of Lawfulness for proposed flat-roofed rear extensions to roof (including on east side and rear projection). Certificate issued 13.9.11

SU/55/93 - Application For Certificate Of Lawfulness For Existing Use As One Flat And Five Bedsits. Certificate issued - 27.7.93

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The proposal is at the rear of the property and will not be visible from the road. It will not be harmful to the overall character of the area.

Neighbour amenity

Policy 15 of the adopted Local Plan 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.

Development should:

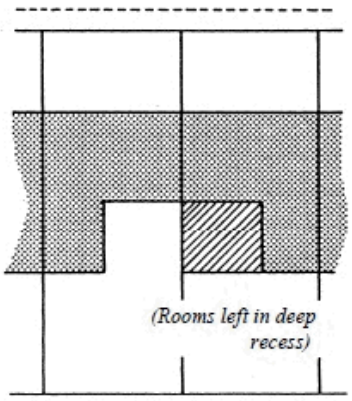
- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Include a layout and design which take account of the potential users of the site;*
- *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;*

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 Standar 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.'

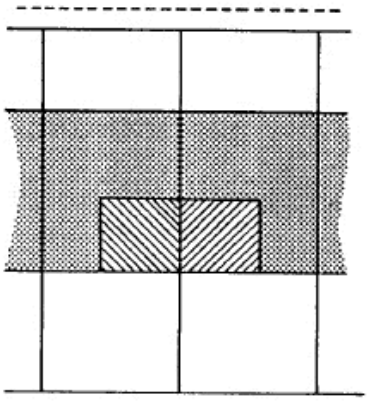
Development Management Standard No.2, adopted as part of the 2017 Adur Local Plan, states:

'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.'

Unacceptable infill extension



Acceptable joint infill extensions



.

The proposed extension leaves a gap to the side boundary with No. 7 of 2 metres. No. 7 is set off the common boundary by the same distance. No. 7 has a side facing kitchen window and door. It has a dining room window facing down its garden in the main rear wall of the house. This room also has a high level side window.

Given the separation distances involved it is not considered that the proposed extension will be harmful to the amenity of neighbours at No. 7 in terms of light or outlook. As such it complies with the terms of DM standard No. 2 as the 'tunnelling effect' described will not occur.

The applicant was asked to make the proposed side kitchen door obscurely glazed to avoid closer overlooking of No. 7. He argues that it is no nearer than the existing side bay window and so overlooking of No. 7 and their outdoor space will be no worse. In the absence of an objection from occupiers of No. 7 this is accepted.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 14.6.19
Authorised and signed by:	Peter Barnett	Date: 14 June 2019