Expiry Date – 16/8

Development Control – Delegated Officer Report

Application Number: AWDM/0896/18 Recommendation – Refuse

Site: 34 Gordon Road, Shoreham

Proposal: Single storey rear/side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/9

Site and Surroundings

This application relates to a mid terraced two storey inter war house on the south side of Gordon Road. As built the houses have paired two storey outriggers with single storey rear additions beyond. These rear additions are set off the opposite boundary by approximately 1.5 metres.

Both No. 32 and the application site have light weight utility additions off their back kitchen doors which do not obstruct light or outlook to their rear living room windows or side kitchen windows.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to infill the side recess and to wrap around the rear elevation replacing the existing rear kitchen. The depth of the kitchen extension off the rear wall is 2.71 metres, as at present. The depth of the side wall of the wrap around extension on the boundary with No. 32 is 6.2 metres. The extension is flat roofed and 3 metres high and includes two higher roof lanterns

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 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.

The proposal enlarges and upgrades a modestly sized house, with only modest loss of garden (greenfield land) in the urban area in a sustainable location.

The chief governing policy is policy 15 of Adopted Adur District Local Plan 2017.

Policy 15: Quality of the Built Environment and Public Realm

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;

Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;

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 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.

Development Management Standard No. 2 Extensions and Alterations to Dwellings

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:
Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.

Outlook – the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

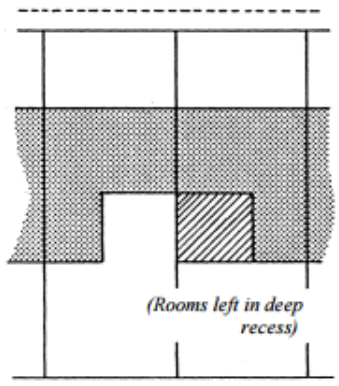
2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties

Rear extensions

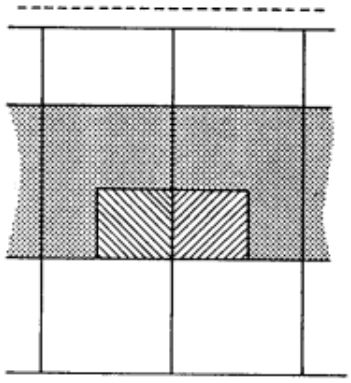
3.2 The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

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



Visual amenity

The form and scale of the extension is at odds with the strong from of this terrace where the repeated pattern and rhythm of the two storey outrigger and courtyard at the rear is integral to its character. The size of the extension adds to the incongruity.

Impact on neighbour amenity and living conditions

The extension would impact principally on No. 32. Its depth, height and width and proximity mean that the neighbour at No 32 would suffer serious and unacceptable harm to outlook and natural light from the east facing ground floor window in its outrigger and south facing window in the main part of the dwelling and inner courtyard - the tunnel effect. The south facing window is to a living room and is the only window serving this room. The courtyard will be enclosed by a 3 metre high wall - the extension being significantly taller than the existing boundary wall - and, despite being south facing, will suffer significant and oppressive overshadowing outside of midday. The principles of the BRE will be clearly breached in that the extension breaks the 25 degree rule for the east facing window in No 32's outrigger and 45 degree rule for the south facing window. No study to demonstrate that natural light impacts would not be harmfully affected has been submitted. These rooms will become unacceptably gloomy - see below for relevant sections

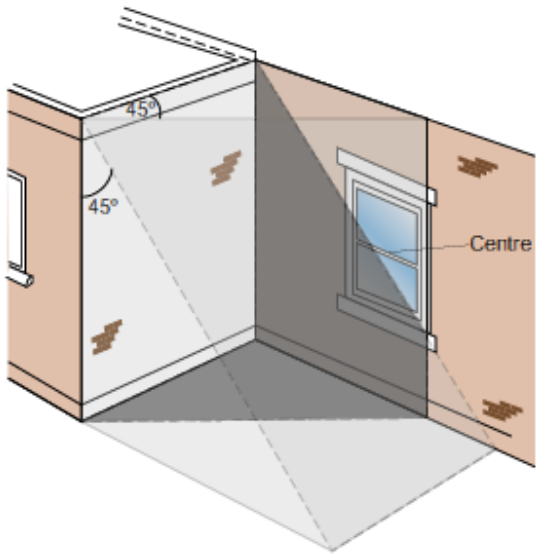


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

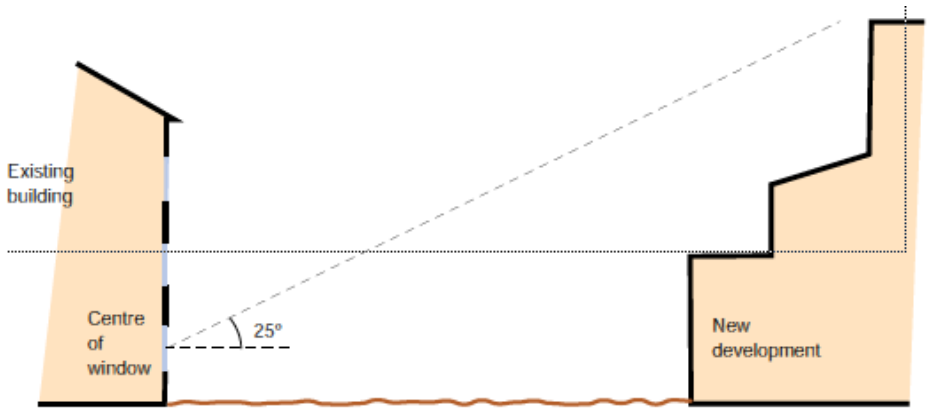


Figure 14: Section in plane perpendicular to the affected window wall

No. 36, to the east will be unaffected.

Recommendation

Refuse for the reason that:

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)

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 17.9.18

Authorised and signed by: Peter Barnett Date: 17 September 2018