expires 13/4

Development Control – Delegated Officer Report

Application Number: ADC/0048/10 **Recommendation – Refuse Application**

Site: **14 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **Single-storey flat-roofed rear extension**

The Application

The site is located on the north side of Kings Walk on Shoreham Beach, fronting the beach. A detached two storey property in a street of other detached dwellings of various style and design. There is off street parking to the front and a rear garden that reduces in width to the rear.

Permission is sought to build a single storey flat roof extension with a maximum depth of 4.4 metres. It has a maximum width of 4.4 metres reducing to 3.8 metres due to the western side of the extension being shown on the plans as being built adjacent to the boundary wall which is at an angle. The extension is 2.8 metres in height. The extension is to be glazed to the rear and side with folding doors with a high level window to the west. It will provide additional living space leading from the kitchen. It is proposed that the extension will be rendered with dark grey aluminium windows and doors.

Consultations and Representations

Third Parties: - One letter of objection has been received from the owner of no. 12 Kings Walk to the west of the site, raising the following issues:-

- The proposed extension is taller than the existing extension.
- The extension will be above the existing boundary wall.
- The ground level of no. 12 is lower than the site.
- Extension runs the entire length of the garden.
- Side window will result in over looking.
- Animals may fall between the wall and the extension.
- No guttering or drain pipes shown on plans.
- No space for maintenance.
- Damage to existing foundations and possible subsidence.
- The extension is unsightly and out of keeping appearance of a factory unit.
- Loss of light, overbearing.
- Loss of property value.
- Would need to construct a similar extension to block view, not possible in smaller garden.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

Residential Amenity

The proposed extension is to be built up to the boundary with no. 12 Kings Walk to the west of the site. There is an existing 1.7 metre boundary wall between these properties and the extension will exceed the height of this wall by 1.1 metres. Although the extension is 4.4 metres in depth due to the relative positions of the dwellings no. 14 is set back further and therefore the depth along the boundary is approximately 7 metres. It is therefore considered that the proposed position, height and depth of the extension will result in an overbearing and unneighbourly impact on the occupiers of no.12 Kings Walk. This impact is exacerbated by the limited depth of the rear garden at no. 12 which will result in the extension running along the majority of the eastern side boundary.

There is also a high level window on the western side of the extension which would face onto the rear of no. 12, although this could be conditioned to be fitted with obscure glazing and be permanently non-openable it is considered to be unneighbourly in addition to the impact of the extension itself.

Visual Amenity

The extension is of flat roof design and although of awkward shape it is not considered to be out of keeping in design and scale or detrimental to the street scene.

Recommendation

REFUSE for reason that :-

1. H20R amended - The proposed extension by reason of its large size and unneighbourly design and siting would be detrimental to the residential amenities of the locality, resulting in loss of light and an

overbearing effect on the adjoining property, contrary to Policy AH7 of the Adur District Local Plan.

Case Officer [redacted] .....Date.....6/4/10.

BB 6/4