Statement of Case for:

53 Gordon Road
Shoreham-By-Sea
BN43 6WF

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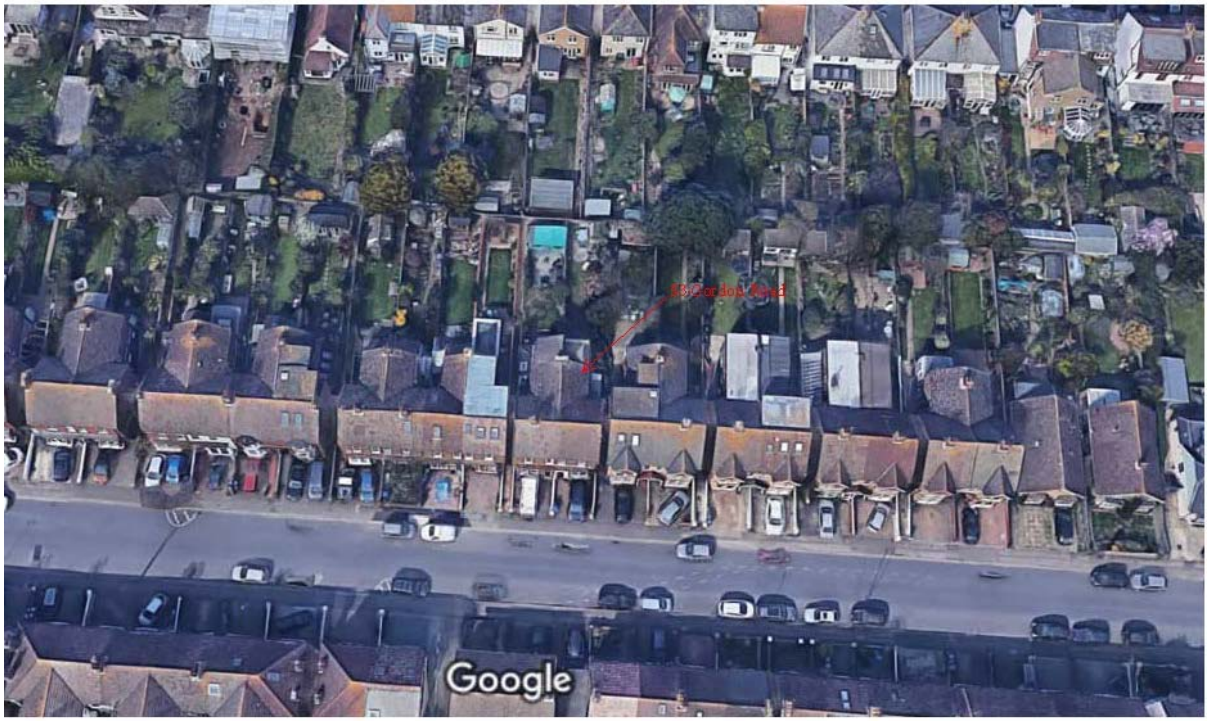
The Property and its surroundings:



The property is a semi-detached two storey house of brick construction under a tiled roof with white PVCu windows. The property is situated on the north side of Gordon Road.

The rear garden is of a good size and flanked by the adjacent houses gardens in Gordon Road and those of Rosslyn Road to the rear.



The Proposal:

Is for a full depth single storey side extension to the east elevation of the existing outrigger and to replace the first-floor flat roofed area with a pitched roof.

There is an existing polycarbonate loggia at ground floor level which is to be removed as part of the development.

Reason for Refusal:

The LPA's refusal is as follows:

The proposed single storey extension would give rise to an overbearing and unneighbourly form of development resulting in a loss of light and outlook for the occupiers of the adjacent dwelling. The proposal is therefore contrary to Policy 15 of the Adur Local Plan and adopted Development Management Standard No.2 'Extensions and Alterations to Dwellings'

Comments on Refusal:

I will concentrate on the extension, as it is accepted that the LPA does not have an issue with the extended roof at first floor level.

The proposed extension has been designed to minimize the impact on No. 55 Gordon Road to the east.

The eastern wall of the extension which forms the boundary to No. 55 will be raised in height by approximately 850mm. The materials used in to do so would be facing bricks to match that of the existing wall.

The proposed roof slopes away from this wall to a maximum height of 3.50m where it meets the wall of the appeal site's outrigger.

No windows are proposed in the boundary wall. The proposed roof will have four Velux roof windows. Due to the siting high in the roof slope, these will not provide a view into the neighbouring property.

The LPA states that the development will result in a loss of light to the adjacent building. A Daylight and Sunlight report carried out by Delta Green confirms the proposed extension would have no noticeable impact to the rear windows of number 55 Gordon Road.

Planning Policies:

In the LPA Refusal, they refer to Policy 15 of the Adur Local Plan and adopted Development Management Standard No.2 'Extensions and Alterations to Dwellings'

The adopted Adur Development Plan states: *The quality of new design plays an important part in creating successful developments – well-designed developments relate well to existing buildings and spaces around them, are pleasant to use and take account of local distinctiveness without necessarily replicating what is already there. The National Planning Policy Framework seeks to secure high quality design and makes clear that poor design that fails to take the opportunity to improve the character and quality of an area and the way it functions should not be approved. Existing poor design should not set a precedent.*
New developments should be well-designed and integrated into the landscape and townscape, and contribute positively to Adur's character and distinctiveness. These matters should be taken account of when developing proposals for new development. The urban areas of Adur have differing characters (see Appendix 2: A Spatial Portrait of Adur), which should be taken account of, and be respected by, new development. Good design encompasses architectural design, form, height, scale, siting, layout, density, orientation, materials, parking and open space/green infrastructure.
The Council has adopted Development Management Standard No. 2 "Extensions and Alterations to Dwellings"1 which sets out planning principles and standards for extensions to dwellings. Any proposal will be expected to comply with its criteria. Should this be amended or superseded by other Council or Government guidance this new guidance will be used to assess relevant applications.

Response to above:

- **The proposed extension is well designed.**
- **The proposed extension integrates both with the host building and Adur's character and distinctiveness.**
- **The proposed extension has been demonstrated to have no negative impact on daylight or sunlight to the adjacent building.**

We respectively ask the Inspector to uphold this appeal.