Development Management - Delegated Officer Report

Application Number: AWDM/1285/18 Recommendation – APPROVE

Site: 164 Manor Hall Road, Southwick

Proposal: First Floor rear extension with cladding (Retrospective)

Date of site visit: 26th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey terraced property with rooms in the roof and large rear flat roof dormer.

Retrospective consent is sought for a first floor rear extension. The extension at the time of the site visit was nearing completion other than cladding to be added. The extension is 3 metres in depth and the full width of the building. It is built over a single storey rear extension to the same depth. The extension will provide an extension to an existing bedroom and an additional bedroom.

Officers could not support the proposal as built and submitted due to the impact upon the amenities of one of the adjacent, attached neighbours, (discussed below.) Amended plans have been received showing the extension to remain at 3 metres in depth however the section adjacent to no. 162 on the western side has been removed and the extension is set in by 2 metres from this side boundary. The amended plans give rise to an additional bedroom. These amended plans are for consideration here.

Representations

1 email representation received from the owner/occupier of no. 162 Manor Hall Road.

- Shading and loss of light to bedroom window.
- Overlooking and loss of privacy to garden.
- Out of character
- Overbearing and intrusive
- Most of the extension has been built before planning were informed.
- My tiled roof appears to overhang the boundary.
- Concern that drains will not coped with additional bathroom or toilet.
- The materials used to construct the extension could be hazardous.
- Will there be adequate guttering.

The objector has been advised via email of the changes proposed and of the recommendation.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension as amended is smaller in scale than as currently built, however in form it is not uniform in appearance due to it being set off the western boundary. It is however considered that as it is at the rear and the surrounding properties visible to the rear are not all uniform in appearance then this proposal is acceptable in this case. As reduced it is not overly large in scale, the extension is built above the existing ground floor addition. The finish proposed is a light grey CO5 on the Marley Colour scheme. This will allow for a contemporary finish yet blending in with the surrounding rendered finishes of similar light colours.

Residential amenity

The main concern in this case was when visiting the site the scale of the development adjacent to the boundaries of the properties either side. The attached dwellings either side are directly adjacent to the side walls of the extension. Both properties either side have a single storey extension, therefore the impact upon adjacent ground floor rear facing window is not detrimental. The first floor windows adjacent to the extension are recessed due to the 3 metre projection. To the east the adjacent first floor window is a bathroom window. It is therefore not considered that any limited light to this window would justify a refusal in this case as this is not considered to be a habitable room. To the west is a first floor bedroom window directly adjacent to the extension. Due to the extension currently projecting by 3 metres there will be/is some loss of light to this window. This is considered to be significant and detrimental. Development Management Standard No. 2 states that first floor additions such as this should be limited to 2 metres in depth adjacent to the boundary. Amended plans have been received to overcome this issue and show a distance of 2 metres between this boundary and the rear projection at 3 metres. It is considered that this is acceptable and will limit any loss of light or overbearing impact in this case.

A condition is attached to ensure that the works to the building to comply with the approved plans are carried out within 6 months of the date of this consent. This is

deemed reasonable in the light of the time of year and works required. The cladding is to be light grey which will reflect light and not be overbearing to neighbours. The applicant's agent originally suggested a dark charcoal finish which matched the dormer, officer's considered that this was too dark and would be detrimental to both the character of the locality and limit light to the adjacent neighbouring windows. A lighter grey has been agreed and is acceptable here, it is conditioned below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Within 6 months of the date of this consent the extension shall be reduced and built in accordance with the approved plans. The development shall remain as built with the approved plans 18/27 SK1 Rec B received 29th November 2018 at all times, unless otherwise approved in writing by the LPA.
3. Materials - Marley Eternit CO5 Grey.
4. No additional windows on the east or west elevation of the extension.

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

Informative

1. Proactive with amendments

Case Officer: Hannah Barker Date: 18th December 2018

Authorised by: Peter Barnett Date: 18 December 2018