Expiry Date – 23/5

Development Control – Delegated Officer Report

Application Number: AWDM/0532/19 Recommendation – Refuse

Site: 41 Queens Place, Shoreham

Proposal: Proposed single-storey rear/side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26/4 and 22/5

Site and Surroundings

This application relates to a mid terrace cottage on the east side of Queens Place. These properties, as built, have deep half width two storey outriggers. The house has not been extended before but the loft has been converted through the use of rooflights on the rear elevation.

The property is within the Shoreham Conservation Area but is not a listed building.

Proposal

Planning permission is sought for a rear/side ground floor extension to infill the space between the side boundary and outrigger side wall. The proposal does not extend beyond the outrigger rear wall.

Revised plans have been received which show that the proposed side wall of the extension will extend 450mm above the height of the flint boundary wall to an eaves height of 2.3 metres. A mono pitched roof is proposed sloping up away from the boundary to a height of 3.5 metres. The extension is 3.65 metres deep.

Relevant Planning History

None.

Consultations

None.

Representations

Objection received from No. 40 summarised as follows:

1. Loss of light to dining room and kitchen windows.

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 conservation area and the impacts of the development on neighbour amenity.

Conservation Area

The proposal is at the rear of the property and will not be visible from the road. It will not be harmful to the setting or appearance of the conservation 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:

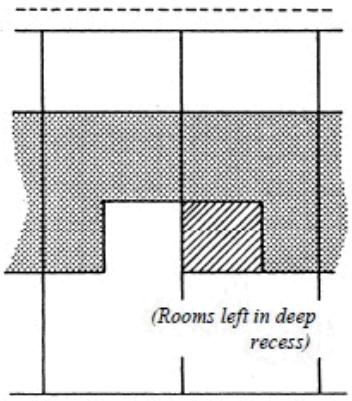
- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Include a layout and design which take account of the potential users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

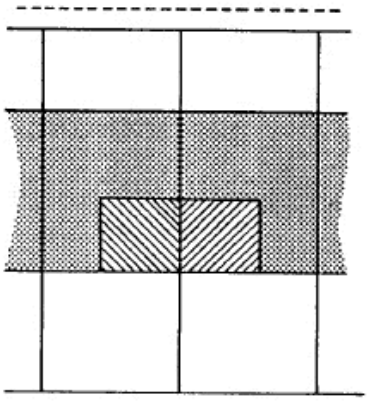
Development Management Standard No.2, adopted as part of the 2017 Adur Local Plan, states:

'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



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The proposed extension will leave the dining room window in the main rear wall of No. 40 in a deep narrow recess. The kitchen windows at No. 40 will face the extension but these windows are not tall so will not see above the eaves height of the extension.

The development does not respect the prevailing local character of the area by infilling this area. No. 40 will experience a 'tunnelling effect' and light to and outlook from No 40's windows will be harmed. As a consequence the proposal will be harmful to the living conditions of the occupiers of No. 40 Queens Place and is contrary to local policy.

A joint application for similar extensions at Nos. 40 and 41 is likely to be favourably received.

Recommendation REFUSE for the following reason:

The proposal, by reason of its size and siting, would cause unacceptable loss of natural light and outlook to No 40 Queens Place to the detriment of occupiers living conditions and as such is contrary to policy 15 of the adopted Adur Local Plan 2017 and adopted 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing

the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also 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: 22.5.19
Authorised and signed by:	Peter Barnett	Date: 22 May 2019