Development Management – Delegated Officer Report

Application Number: AWDM/0078/20 **Recommendation – REFUSE**

Site: **71 Adur Avenue, Shoreham-By-Sea**

Proposal: **Householder application for permitted development for prior approval for single storey flat roof extension to rear of property measuring 4m from rear wall of the original house, maximum height 3.6m and height of eaves of the extension 3m.**

Date of site visit: 24.02.20

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No 71 Adur Avenue is a semi detached two storey dwelling. It has an existing rear conservatory with a wall along the boundary with the attached property no. 73. The application proposes removing the existing conservatory and boundary wall and the erection of a flat roof extension the full width of the house. The plans show roof lights and a sloping pitched roof.

No .73 is attached to the west and there are French doors adjacent to the boundary. No. 69 to the east is not attached and there is a rear conservatory at this neighbouring property.

Proposal

A Larger Home Extension is proposed which would be 4m in depth and 3.6m high to the maximum roof height and 3m to eaves with a flat roof. The plans show the extension the full width of the house with roof lights.

Consultations: None

Representations: Letter of objection received from the occupier of 73 Adur Avenue

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effects on the residential amenities of the adjoining residential properties in particular the attached dwelling no. 73 Adur Avenue.

The proposed extension at 4 metres will be greater in depth than the existing extension and wall adjacent to the boundary. This appears to be approximately 3.5 metres.

DM Standard No. 2 states:

"*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 1 m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5 m."*

It is considered that the proposed extension which is shown to be 4 metres in depth will result in an increased overbearing impact and loss of light than currently exists. The extension will exceed the depth of extension considered acceptable under Development Management Standard no. 2 by 0.5 metres.

Recommendation

PRIOR APPROVAL REFUSED for the following reason:

The excessive depth of the proposed extension in proximity to the boundary with no. 73 would have an enclosing and overbearing impact resulting in an unacceptable loss of outlook and reduction in the light to the rear of no. 73. The proposal is therefore contrary to the Adur Local Plan policy 15; the Council's Supplementary Planning Guidance DM Standard No.2 'Extensions and Alterations to Dwellings'; and the NPPF

Case Officer: Hannah Barker Date: 24th February 2020

Authorised by: Peter Barnett Date: 25 February 2020