Development Management - Delegated Officer Report

Application Number: AWDM/0625/22 Recommendation – REFUSE

Site: 46 Kingston Lane, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension to front and rear of garage with new lean-to canopy roof over front entrance door; single storey rear extension (amendment to planning permission reference AWDM/1315/21)

Date of site visit: No visit use of photos from previous site visiting when assessing AWDM/1315/21 1st October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the west side of Kingston Lane. The property has a recessed garage on its southern side and rear garden access alongside it. It also has garden outbuildings on the south boundary in the rear garden. It sits on slightly higher ground to the house to the south.

This pair of houses are built with two storey projecting outriggers on the outside edges. The site has a high brick wall on the boundary with 44, to the north, approximately 2.5 metres in height with a decked patio inside it.

The site is not in a conservation area and is not listed.

Consent was granted under AWDM/1315/21 to replace the garage with a side extension projecting forward of the front wall to the line of the front bay and extended as deep as the main rear wall. Flat roofed to 2.8 metres with a front mock pitch. Also permitted was a rear extension in the recess to a depth of 4.5 metres. With a dual pitched roof to a height of 2.77 metres to eaves and 4 metres to the ridge.

The current application is an amendment to the permitted scheme. The applicant's agent has advised that due to a public sewer running under the site of the extension they need to extend the depth of the extension by 1.5 metres to bridge the sewer as the foundations cannot be built within 0.5 metres of the sewer.

Representations

None received

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. As permission has already been granted for this proposal under AWDM/1315/21 the only matter for consideration here is the increased depth of the rear extension and the impact of this additional projection.

Visual amenity

The proposed extension will not be visible within the street scene, it is to the rear of the property. The increased depth will not result in an overly large development detrimental to the character and appearance of the dwelling house or surrounding locality. The extensions will still remain subservient.

Residential amenity

The main concern here is the increased depth of the extension by 1.5 metres beyond the rear of the adjacent high brick wall on the boundary with no. 44. Beyond this wall is the neighbouring window at no. 44 which is in a recess due to the projecting outrigger at the adjacent site. The increased depth of extension will create a tunnel effect upon the adjacent window reducing light and outlook to this window. This is compounded by the adjacent proposed development being to the south. The extension as permitted extends slightly beyond the side wall however as amended the increased depth is significant here. The proposal therefore cannot be supported, the requirement to not build over the sewer does not justify the harm which will be caused here. The proposal will be contrary to Development Management Standard No. 2 which states that, " 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."

Recommendation

REFUSE

The proposed extension, by reason of its excessive depth adjacent to a recessed window on the attached property would be overbearing resulting in a loss of light and outlook detrimental to the residential amenities of the occupiers of that property, thereby conflicting with policy 15 of the Adur Local Plan and Development Management Standard No. 2, Extensions and Alterations to Dwellings.

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

Case Officer: Hannah Barker Date: 20th June 2022

Authorised by: Peter Barnett Date: 21 June 2022