Objection to Planning Application AWDM/0005/21

Reference documentation

This document will utilise the following resources:

1. Adur Local Plan 2017 (Appendix 1.0)
    a. Policy 15: Quality of the Built Environment and Public Realm
2. Adur District Council - Development Management Standard No. 2 - Extensions and Alterations to Dwellings (Appendix 1.1)
3. Supplementary Planning Document Residential Design Guide – section 1 - Protecting living conditions of neighbours (Appendix 1.2)
4. Building Research Establishment 'Site Layout for planning for daylight and sunlight: A guide to good practice – second edition' 2011

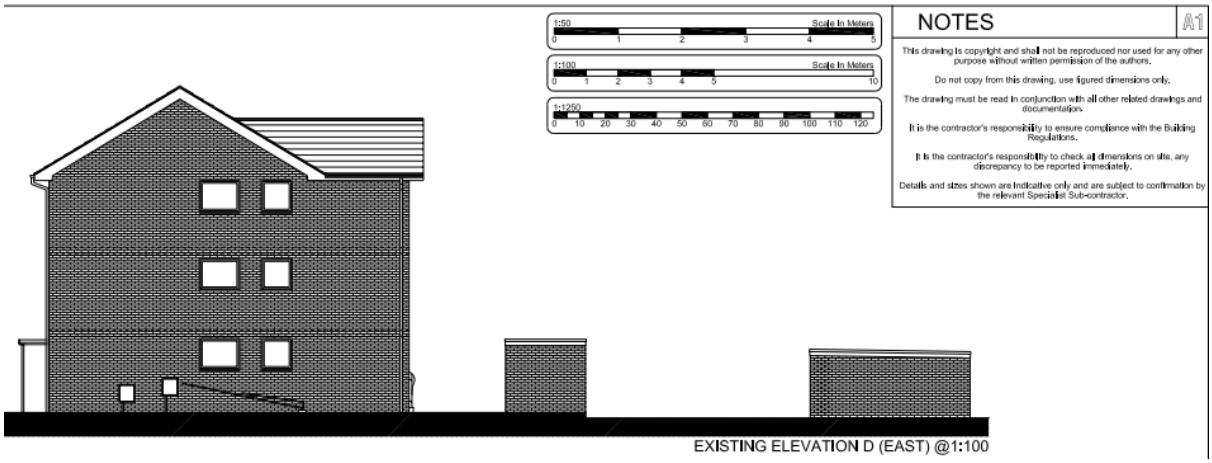
Background

This objection is in relation to planning application AWDM/0005/21. The application is for a two-storey rear extension to north-west elevation to provide additional bedrooms for ground and first floor flats, with roof terrace for 2nd floor flat at Pebble Lodge 120 Beach Green Shoreham-By-Sea West Sussex.

The proposed block plan with highlighted extension can be seen in the below diagram (Full drawings in Appendix 2.1). This shows the extension with regards to both the boundary and property of 118 Beach Green.

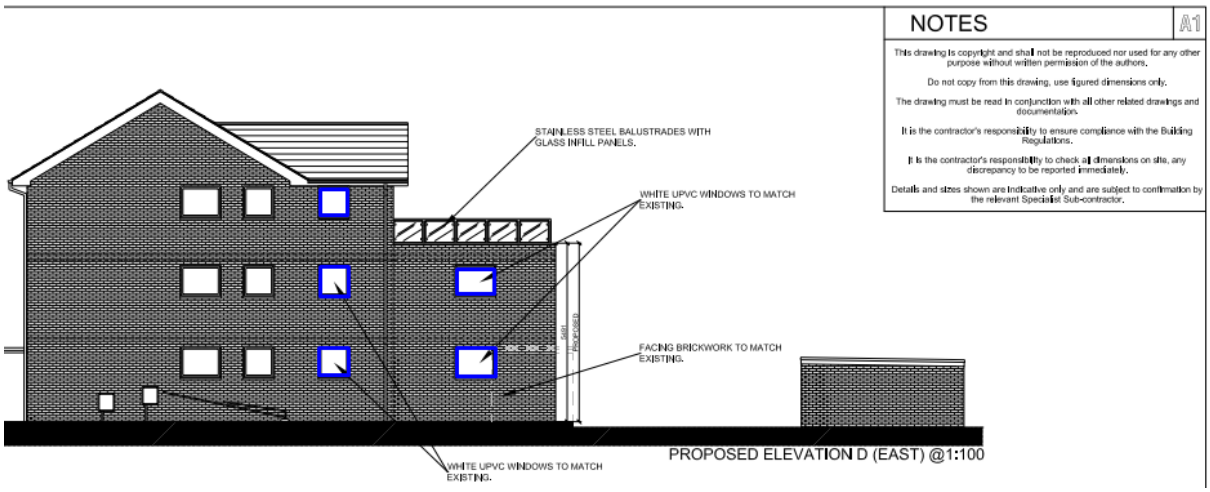


The existing east elevation showing two existing windows per flat. One for a kitchen and an obscured window for bathroom:



Full drawings in Appendix 2.2

The proposed extension would then change the east elevation to include additional bedroom windows (Highlighted in blue) and roof terrace:



Full drawings in Appendix 2.3

Reasons for objections

Unless stated to the contrary all objections are in relation to the impact the proposed extension at Pebble Lodge 120 Beach Green will have on the eastern neighbouring property of 118 Beach Green.

Adur Local Plan 2017 (Appendix 1.0) states:

"Policy 15: Quality of the Built Environment and Public Realm

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; • Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;
• **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**;"

Policy 15 then goes on to state:

"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 Standard 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."

In Planning Principles within Development Management Standard No. 2 - Extensions and Alterations to Dwellings (Appendix 1.1) it also states:

"The effect on neighbouring properties

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:
• **Privacy - the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.**
• **Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.**
• Outlook – the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application."

Both privacy and daylight will be significantly reduced whilst overshadowing will be greatly increased as a result of the proposed extension to 120 Beach Green. These points will be dealt with in greater detail in independent sections below.

Privacy

The proposed additional 5-bedroom windows to the eastern elevation, as well as a roof top terrace, will reduce the amount of privacy in both the neighbouring garden and habitable rooms within the property. The rooms with windows at the rear of 118 Beach Green consist of 3 bedrooms, a lounge, and a dining room.

Planning Principles within Development Management Standard No. 2 - Extensions and Alterations to Dwellings (Appendix 1.1) – section 2.3 states:

"It should also be noted that the use to which an extension is to be put may affect its impact. For instance a first floor bathroom with obscured glass would not lead to problems of overlooking and may be acceptable where a bedroom would not."

The 5-bedroom windows, without obscured glass, would fall into the above "unacceptable" category and therefore should be classed as overlooking. As a bedroom window it would "not be appropriate, for example, to use obscured glazing for a window which is the main or only window serving a bedroom or other habitable room" (Section 4.1 Supplementary Planning Document Residential Design Guide). In addition, the roof top terrace cannot be obscured by any means and therefore must be classed as overlooking.

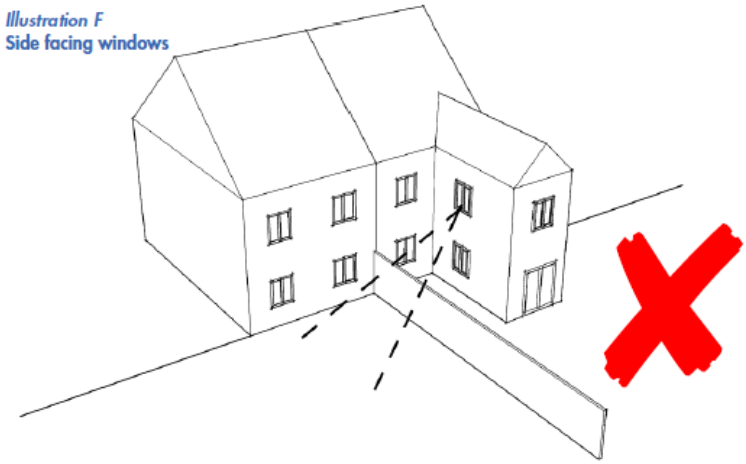
Section 3.4 of Planning Principles within Development Management Standard No. 2 - Extensions and Alterations to Dwellings (Appendix 1.1) states:

"Principal windows on the side elevation of rear extensions should be a minimum of 6.1 m from any solid obstruction or boundary but 22m from facing principal windows. In many instances windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed and in some cases also fixed shut."

From Appendix 2.1 (Proposed block plan with highlighted extension), shown below, it can clearly be seen that the windows fail on both distances - they will be within 2m of the boundary and certainly within 22m of the principal rear windows of the neighbouring property.



Section 3, "Privacy and Overlooking", of Supplementary Planning Document Residential Design Guide suggests "Proposed windows should also avoid direct overlooking of neighbouring gardens". They give the following diagram:



With regards to a roof top terrace, Section 3.3, "Overlooking from balconies and raised platforms", of Supplementary Planning Document Residential Design Guide states:

"Balconies and raised platforms provide significantly increased opportunities for overlooking and also increase the perception of overlooking when compared to windows. They can also result in noise and disturbance. Therefore, in order to maintain an adequate level of privacy for neighbouring residents, the required separation distances for these types of development may need to be greater depending upon the circumstances of the site. The use of screens can in some circumstances help to overcome problems of overlooking, but can also result in an unacceptable visual appearance and do little to prevent problems from excessive noise and disturbance."

As with additional bedroom windows, the roof top terrace will be within 2m of the existing boundary and within 22m of principal rear windows of neighbouring property.

Daylight

Section 3.2 of Planning Principles within Development Management Standard No. 2 - Extensions and Alterations to Dwellings (Appendix 1.1) states:

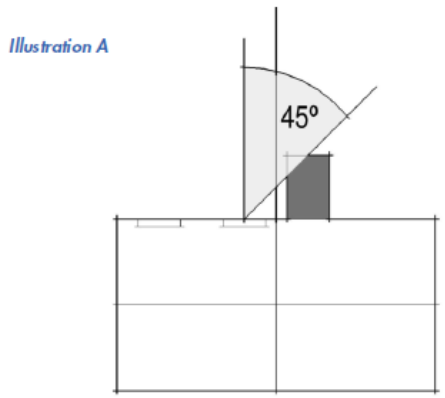
"The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first floor) rear extensions that are within 1m of a side boundary with an attached dwelling should normally be no deeper that 2m, extensions abutting the boundary will not normally be permitted."

Although the proposed extension is not within 1m of the boundary, it is within 2m of the boundary and of significant length (5m) and height (5.5m plus roofing balustrades) to impose considerable reduction in natural light to the neighbouring property.

Based upon the rudimentary 2 stage 45 degree test (Building Research Establishment 'Site Layout for planning for daylight and sunlight: A guide to good practice – second edition' 2011) it is believed that the ground floor dining room window is within 45 degrees of the proposed development (Stage 1 of

the 45 degree test – depth and width) and is also within 45 degrees of the height, see diagrams below:

Stage 1 of the 45 degree test – depth and width



Stage 2 of the 45 degree test – height



It is requested that a daylight assessment is undertaken using vertical sky component (VSC) with and without the proposed extension to quantify the true reduction in natural light.

In addition, the proposed extension is to the west of 118 Beach Green and will cause overshadowing in the evening to a large proportion of the rear garden resulting in harm to this amenity.

Summary

It is felt that the proposed extension to Pebble Lodge 120 Beach Green inhibits the privacy and natural light of the neighbouring property, 118 Beach Green, via the following factors:

- Size and proximity to boundary significantly reducing natural light
- Considerable overshadowing to rear of property
- Overlooking roof top terrace invading privacy both within the property and garden
- Overlooking bedroom windows invading privacy both within the property and garden

Appendix

Appendix 1.0

https://www.adur-worthing.gov.uk/adur-local-plan/

https://www.adur-worthing.gov.uk/media/Media,147013,smxx.pdf (Part 1)

https://www.adur-worthing.gov.uk/media/Media,147015,smxx.pdf (Part 2)

https://www.adur-worthing.gov.uk/media/Media,147016,smxx.pdf (Part 3)

https://www.adur-worthing.gov.uk/media/Media,147017,smxx.pdf (Part 4)

Appendix 1.1

https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf

Appendix 1.2

https://www.n-somerset.gov.uk/sites/default/files/2020-03/Residential%20design%20guide%20supplementary%20planning%20document%20part%201.pdf

Appendix 2.1

https://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02205720.pdf

02205720.pdf

Appendix 2.2

https://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02205715.pdf

02205715.pdf

Appendix 2.3

https://docs.adur-worthing.gov.uk/NorthgatePublicDocs/02205716.pdf

02205716.pdf