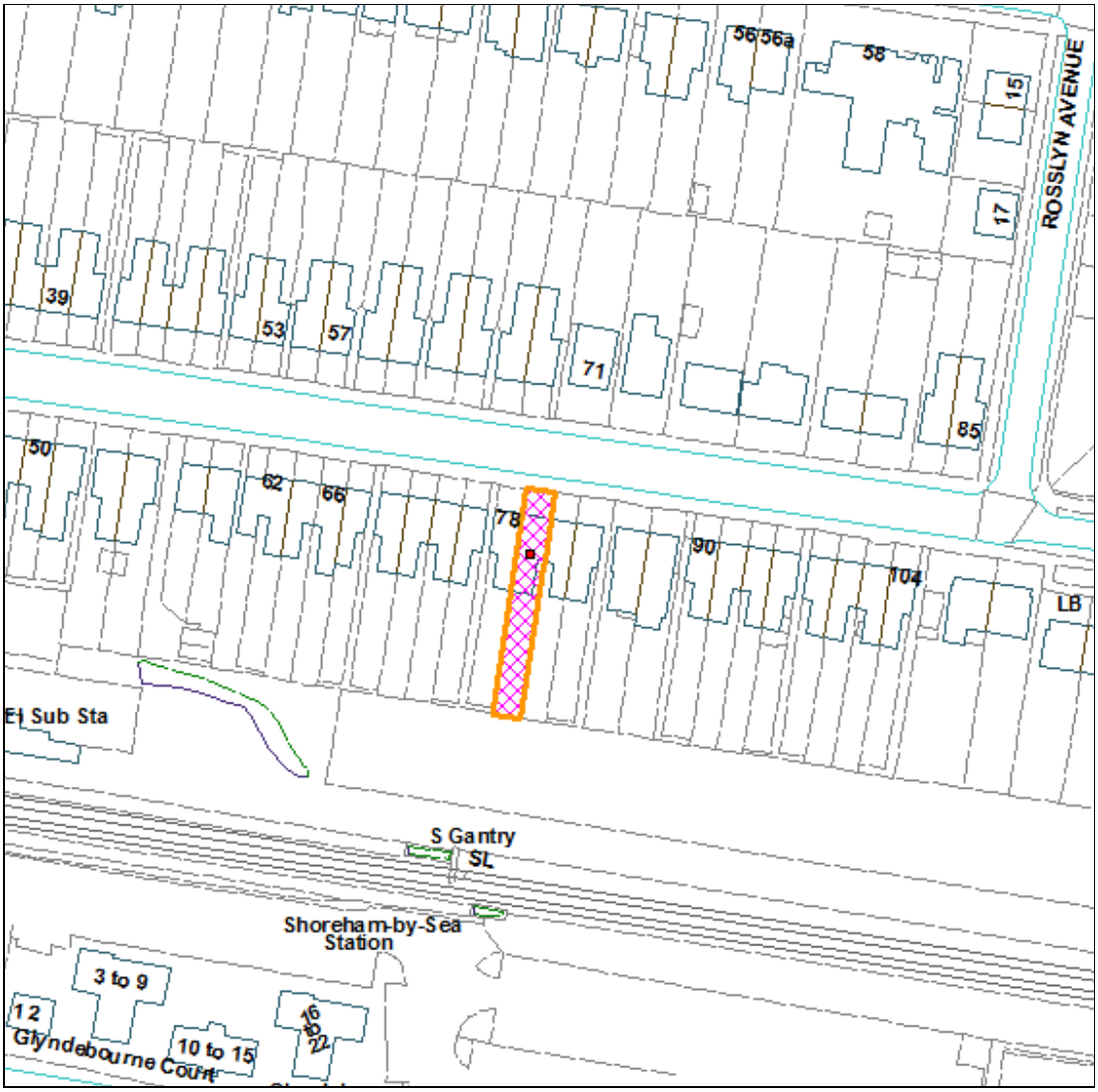
Application Number: AWDM/0665/19 **Recommendation – REFUSE**

Site: **80 Gordon Road, Shoreham-By-Sea**

Proposal: **Proposed pitched roof first floor rear extension.**

Applicant: Mrs Dani Prosser Ward: St Mary's

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application property is a mid-terrace two storey dwelling located on the south side of Gordon Road. As is common with properties in the terrace there is a two storey 'outrigger' projection at the rear with a mono-pitched roof single storey extension attached to the rear. There is a recessed area containing a window serving a living room.

Permission is sought for a first floor extension to the rear above the mono-pitched roof projection. It will form a gable extending to the south from the two storey outrigger and will provide larger first floor bedroom and bathroom. The existing ground floor bathroom is to be converted and incorporated into a larger kitchen. The extension measures 3.2 metres wide and 2.8 metres deep. The height to the ridge is 5.5 metres. It will be 1.6m from the side boundary.

The extension is to be rendered. A new rooflight is also proposed in the east facing roofslope of the original outrigger. This would be permitted development if it is obscure glazed and non-opening below 1.7m above the floor level of the room in which it is to be installed (new bathroom).

Relevant Planning History

AWDM/1423/15 - First floor rear extension to south elevation at 66 Gordon Road - approved

Consultations

None

Representations

Letter of objection received from the occupier of 82 Gordon Road:

- Loss of light/reduction in sunlight to lounge and side kitchen/diner glazed door
- Have recently replaced side door with larger glazed door in order to obtain more light
- Could lead to increased damp

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. The main issues for consideration are the impact of the proposed extension on the character and appearance of the dwelling and street scene and the residential amenities of the occupiers of the adjacent dwellings.

Visual amenity

The proposed extension is to the rear of the dwelling and will not therefore be visible within the street scene. It has a lower ridge than that of the existing outrigger and is subservient in scale. There are at least two other examples of such extensions on this side of Gordon Road, one of which has a less sympathetic flat roof, and it is not considered that an objection can be raised on visual amenity grounds.

Residential amenity

As set out above an objection has been received from the owners of the adjacent dwelling at no. 82 Gordon Road which is the main dwelling to be affected by the proposal.

As existing, No.82 has a similar arrangement to No. 80 in terms of having a two storey outrigger with single storey extension at the end and the effect of this is to leave the living room windows of both properties in a recess. Neither property has infilled their recess. No. 82 has a kitchen/dining room within their outrigger on the ground floor and this is served by a small window in the rear elevation and a window and glazed door in the side elevation which faces No.80. The properties in the terrace are south facing and do receive sunlight for much of the day. However, there is concern that the addition of a first floor extension at the end of the existing two storey outrigger at No.80 will result in an unacceptable deep recess for the occupiers of No.82, reducing their light and outlook and will have an overbearing impact. The extent of two storey vertical side wall at No. 80 will measure 6.2m long and the outlook from and light to the glazed door at No.82, which serves a dining area, will be compromised by this proposal.

The applicants have pointed out that there is an almost identical extension at 66 Gordon Road, approved in 2015, and that this sets a precedent for their proposal. Your Officers have looked into that case and it is considered that there are sufficient differences between it and the current application to justify a different outcome here.

In that case there was already an infill extension built up to the boundary at ground floor with the affected neighbour which reduced light and outlook to their side windows. The affected room also had south facing doors onto the garden which were the main outlook and source of light to the kitchen area. The side windows were considered to be secondary openings only. This contrasts with the situation at No.82 which does not have a large south facing opening and the side door is considered to be the main opening and source of light to the affected room. The proposed extension is considered to have a sufficiently detrimental impact on light and outlook to warrant refusal.

The recessed living room window will also be affected but that room also has a main bay window at the front (north) of the dwelling which is considered to be the main aspect and light source to that room. While there will be some impact on light to the living room, it is not considered to be as harmful as the loss of light to the side glazed door.

To the west, adjacent to the proposed rear projection at first floor is rear, south facing window at No.78. There would be some impact upon light to this room due to the depth of the extension at 2.8m. However, the affected room will continue to receive light from the south and an outlook and any harm caused is not of a severity to warrant refusal.

Nevertheless, for the reasons outlined above, it is considered that the proposed extension will have an adverse impact on the light and outlook of 82 Gordon Road and should be refused accordingly.

Recommendation

REFUSE for the reason:-

1. The proposed extension, by reason its height and depth of rear projection, will cause a loss of light and outlook for the occupiers of 82 Gordon Road to the detriment of their residential amenity. The proposal is therefore contrary to policy 15 of the Adur Local Plan, DM Standard No.2 and the NPPF.

1st July 2019