Expiry Date – 9/6

Development Control – Delegated Officer Report

Application Number: AWDM/0583/20 Recommendation – Refuse

Site: 55 Kingston Lane, Southwick

Proposal: **Proposed two storey rear extension, two storey side extension with basement and first floor extension of existing ground floor extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29/5

Site and Surroundings

This application relates to a beautiful red brick late Victorian/Edwardian two storey dwelling with a low pitched roof. The property has butterfly wings either side of the front door. The house is set back from the road with a large south west facing front garden.

The property is unaltered from the front but has been extended at the rear with a flat roofed single storey extension. The rear elevation is far less ornate and much simpler in its appearance. The property has a large rear garden too.

To the south and set well off the boundary is a three storey block of flats. To the north is a chalet bungalow. At right angles to the rear garden boundary are two storey houses in Westmount Close.

The dwelling is largely hidden from view from the road behind dense planting but the south west corner is visible. The side and rear elevations are also visible from Meadway Court.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Planning permission is sought for a two storey south side extension plus basement, a first floor rear extension and a two storey rear extension.

The side extension is the full depth of the side elevation. The proposed first floor rear extends over the ground floor bay and single storey extension. The new two storey rear extension is in the most northern edge of the rear elevation and is 3 metres deep. All extensions have a flat roof with a mock pitch around it.

Relevant Planning History

None.

Consultations

None undertaken

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 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 property and area and the impacts of the development on neighbour amenity.

Planning policy

Adopted Local Plan policy 15

'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;*
- *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 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.'

Development Management Standard No.2 "Extensions and Alterations to Dwellings" reinforces policy 15.

'The appearance

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

2.6 The following principles should also help to ensure that he criteria discussed able are met:
- *Extensions should generally respect the architectural period and style of the existing dwelling and the area.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*
- *On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.*

3.8 Side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof. False mono- pitched facades are not acceptable on the front elevation only; they may occasionally be acceptable if they run around all sides of the extension. The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling and to avoid difficulty in matching wall and roof materials. Very wide side extensions should normally be avoided since they would usually be out of scale with the existing dwelling and spoil its proportions.'

<u>Character</u>

This beautiful old house has a distinct and balanced appearance from the front. Its butterfly winged arrangement, red brick façade, deep windows, double aspect rooms and its low pitched roof all enhance its fine character.

The proposed extensions, particularly to the south side, fail to reflect the character of the original house. The side extension is proposed to extend from the front wall to beyond the original rear wall. It is also nearly 4 metres in width. It will totally unbalance the proportions of the original house and its 'butterfly' wings. It will remove the double aspect of the front dining room. This proposal is of poor architectural quality which will harm the appearance of the property.

The proposed flat roof form of the extensions, hidden behind a mock pitch roof, is also at odds with the character of the original house and harmful to its appearance.

The applicant was encouraged to withdraw this application and to seek the help and advice of an architect. He was advised that the rear extensions proposed may be acceptable on their own. A fresh application for a reduced scale side extension, set back at least 5 metres from the frontage with a roof form that reflects that of the original house may also be acceptable but that we would prefer to see pre-app drawings first. The applicant has declined to do so.

Neighbour amenity

It is not considered that these extensions will be directly harmful to any neighbour's amenity.

REFUSE for the following reasons:

1. The proposed south side extension is harmful to the character and appearance of the original dwelling in terms of its proportion, form, siting and scale. It will not enhance the local environment The proposal is therefore contrary to policy 15 of the Adur Local Plan, adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is 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: 19.6.2020

Authorised and signed by: Peter Barnett Date: 22 June 2020