Development Management – Delegated Officer Report

Application Number: AWDM/1622/23 **Recommendation: Approve**

Site: **Soldiers Point, 8 Kingston Bay Road, Shoreham-by-sea**

Proposal: **Demolition of conservatory, proposed single storey extension with first floor roof terrace with balustrade, including alteration to existing east facing dormer to provide access to roof terrace**

Date of Site Visit: May 23rd 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application property sits at the eastern end of Shoreham Beach overlooking the entrance to Shoreham Harbour. It has a curved roof on its east side with gabled wings projecting at angles at either end. There is a conservatory between the gables on the ground floor.

Permission was granted earlier in 2023 for the removal of the conservatory and the construction of a single storey extension attached to the northernmost gable and running SE towards the middle of the rear garden (AWDM/0608/23). It consisted of a bedroom and sun lounge with a glazed link to the existing living room within the curved area at the rear. At first floor a new dormer was proposed to access a proposed roof terrace over the sun lounge. A new juliet balcony was to be formed at first floor in the existing bedroom window in the southern gable end.

This application seeks to amend the plans by omitting the extension to the northern gable and instead extending out centrally between the end gables. Access to the proposed roof terrace will be from the existing rear dormer which will be adapted to include a new glass door. The extension will be finished in natural timber boards with a frameless glazed balustrade.

Planning History:

AWDM/0608/23 - Proposed single storey extension with roof terrace to North/East side to replace existing conservatory; new dormer on East roof slope to access roof terrace; proposed juliet balcony to existing first floor window on South elevation - approved.

Consultations:

Environment Agency: No objection to previous application

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

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.

Visual amenity

The extension is a light, contemporary construction which does not harm the character of the existing building or its surroundings. It will be visible from the river and in more distant views from across the river but will not appear harmful. It is less intrusive than the previous proposal and integrates well with the original building.

Residential amenity

The most affected neighbour is that to the north (No.7). That property sits close to the northern boundary and has its own rear first floor terrace which has an obscure glazed screen on its south side.

The proposed extension is to be positioned further from the boundary than the previous proposal and will be less intrusive to No.7 due to the revised position and angle of the roof terrace.

The extension projects 3m from the rear and will not cause a significant loss of amenity.

To the south, No.10 is some distance from the extension and, while views towards the rear of that property's garden may be possible, it is not considered, at the distance involved, that this will be intrusive or lead to harmful overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 December 2023

Authorised by: Gary Peck Date: 20 December 2023