Development Management – Delegated Officer Report

Application Number: AWDM/1363/15 Recommendation – APPROVE

Site: 19 Kings Walk, Shoreham-By-Sea

Proposal: Rear extension with roof terrace over

Date of site visit: 6.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey dwelling within a street of similar properties on the north side of Kings Walk. Permission is sought for a single storey flat roof addition with roof terrace above. The extension is to form a bedroom and en-suite at ground floor with proposed roof terrace above accessed from the first floor dining area. The extension is 4.35 metres wide, 5.8 metres in depth and 2.35 metres maximum height as shown on the plans to include the balcony screens.

Following the site visit and consideration of the proposal the applicant's agent was advised that the proposal could not be supported as submitted and that the rear extension could remain however the depth of the balcony would need to be reduced in depth. The applicant's agent was not willing to amend the scheme and advised that the depth of the balcony as submitted would not give rise to overlooking to the adjacent dwelling. They state that 'we would contend that the submitted proposals, with 1.8 metre high obscured side screens full length, will increase the extent of screening for both out clients and the neighbours. Any reduction in the length of the balcony (and screening) will ironically, increase the areas visible from the end of the balcony and would, therefore be unproductive.' This matter is addressed in the assessment below.

Prior to recommendation consideration was given to the planning history relating to the site. In 2007 permission was granted for a two storey extension and balcony similar in footprint to the proposed extension. ADC/0458/07 gave consent for a two storey extension to the rear of no. 19 to be in-line with the rear of no. 18. Beyond the rear of no. 18 a single storey extension with balcony above was proposed. The over all depth of the extension was 6.4 metres, the balcony area being 3.5 metres in depth.

Consultations:

Adur and Worthing Council: - Environmental Health Officer– precautionary condition and PFA informative would be required should permission be granted.

Environment Agency: - Follow standing advice.

Representations:

One representation received questioning and concerned over the scale of the proposed extension and balcony. If the balcony would be the same size as the front balcony and screened it would have been less obtrusive.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house with balcony. The main issues for consideration however are how the extension and balcony affect the visual amenity of the locality and the main dwelling. Also for consideration is the impact of the proposed development upon the residential amenities of the occupiers of the adjacent dwellings.

Visual amenity

In the light of the previous approval consideration was given to the impact of the proposed extension and balcony with regards to size and scale in relation to the existing building. It is considered that as the extension is to the rear of the dwelling and not visible within the street scene that it is acceptable. It has no two storey element, as the previous approval with single storey only with a balcony above. The scale and bulk is therefore reduced from that already approved. The dwelling house is sited within a relatively large plot and the extension will not dominate the site or have any adverse impact on the character and appearance of the existing building.

Residential amenity

The dwellings in this row of properties in Kings Walk are staggered with no. 19 the application site set closer to the road than nos. 18 and 20 either side. The extension and balcony are shown on the plans to be adjacent to the boundary with no. 18. However no. 18 is set back to the north. Much of the proposed extension will abut the side flank elevation of no. 18. However 2.5 metres will extend beyond the rear elevation of the rear of no. 18. With this reduced depth it is considered that the balcony at this depth, in close proximity to the boundary would on balance be acceptable (having regard to the previous approval which gave consent for a deeper balcony in relation to the rear of no.18). Screening will be installed and conditioned to remove any potential over looking to the adjacent dwelling.

The overall area of the proposed balcony will be larger than that previously approved in 2007, which taking into account the layout of the house with the balcony leading from the dining room, may increase the potential for additional activity and associated noise which has the scope to be disturbing for the neighbour in close proximity to the boundary.

Officers initially requested that the depth of the balcony be reduced in order to reduce its size and bring it in line with the rear of no. 18. However, it is considered that on balance the proposed balcony albeit larger in area would not project so deep in relation to no.18 as that previously approved and would not result in significantly greater harm to the residential amenities of the neighbour.

Recommendation

APPROVE

1. 3 years
2. Materials to match
3. plans Drawing no. 742/01 Rev A – received 26th October 2015
4. Privacy screens

Informative

1. Proactive Statement
2. Contaminated land

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

Case Officer: Hannah Barker Date: 1st December 2015

Authorised by: Jo Morin Date: 02.12.2015