expires 24/8

Development Control – Delegated Officer Report

Application Number: ADC/0223/09 **Recommendation – Permit Application**

Site: **39 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **Extensions and alterations including loft conversion (with front gable and rear and west side dormers), groundfloor rear extension (with rooflight) and enlarged front balcony**

The Application

The application site contains a large detached two storey dwelling with white painted rendered walls and a fully hipped tiled roof, located on the northern side of Kings Walk. It has a front gable on the west side and a front balcony over the garage.

Originally constructed during the 1950's, the dwelling remains largely unaltered since that time. In 2006 an application to provide a room in the roof with a projecting front gable and the re-modelling of the front elevation was approved but has not been implemented (ADC/0199/06). The current application proposes to amend the 2006 scheme to include the front projecting gable as before with extensive full height glazing under the eaves serving the new bedroom in the roof, a larger balcony running across the front of the dwelling with screen wall to the sides, a side dormer with glazing which breaks the eaves, a rear dormer and rear flat-roofed extension with a large roof lantern to replace an existing conservatory. The overall ridge height of the dwelling will remain unchanged.

Kings Walk predominantly contains two-storey houses, a number of which were originally bungalows with modifications to provide living space on the first floor in order to take advantage of the sea views that are afforded to the south above the flood defences that have been significantly raised since erection of the original dwellings.

The adjoining dwelling to the west, No.38, was extended in 2007 with two part hipped gables added to each side of the dwelling together with front and rear balconies. Timber cladding was added at first floor to give a contemporary finish to the dwelling.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupiers of 40 Kings Walk stating that they believe the extension will be a stylish and modern improvement to the property and the area

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlocking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The Council's Development Control Standard No.3 states that roof extensions should respect the scale, character and appearance of existing dwellings. The addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking and should be avoided on terraced or semi-detached dwellings. The introduction of large areas of glazing at the front of a house is considered to be rarely successful and should usually be avoided.

Visual amenity, character & appearance

The extension is similar in appearance to the scheme which was approved in 2006. It is now proposed to timber clad the front elevation which will complement the cladding on the adjacent extended chalet bungalow. The contemporary style with large amounts of glazing is considered to work successfully and is in keeping with many other properties on Shoreham Beach.

Residential amenity

The west elevation of the application dwelling is to have a dormer with full height glazing which breaks the eaves and provides light to a stairwell.

There are similar full height windows on the east elevation of No.38 which are obscure glazed (and were not shown on the approved plans for the extension to that property). There are already a number of first floor openings at the side of No.39 which face directly towards Nos.38 and 40 and the proposal will reduce the amount of glazing, with high level, obscure windows proposed at first floor.

The rear dormer will face towards the dwellings in Beach Green and Havenside over 45m away and will not cause any harmful loss of privacy.

The proposed rear extension will have a depth of 5m and will be set in from the sides of the dwelling by 0.5m. While quite a deep projection, the proposal will not cause any loss of light or outlook for the neighbouring occupiers. No.40 has a garage on the boundary with the site while No.38 has bedrooms on the ground floor served by French doors with a pergola directly outside. The proposed extension will be slightly raised as a result of differing ground levels, but it should not cause any serious harm to neighbouring amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C14A3 (Permission relates to amended plan received on 3 August 2009) AH7
3. C12Ei (Materials to match existing)

Case Officer. [redacted]....

Date....4/8/09

[redacted]