csarchitects

610 Kingston Road, Raynes Park, SW20 8DN
Tel: 020 8540 8049 email: info@csarchitects.co.uk

Planning Application Statement. Supplement 9.11.2020

Subject : 160 Old Fort Road Shoreham By Sea BN43 5HL

An application, Reference ADC/0120/10, was made for variation of certain conditions to the planning consent ADC/0455/08.

This was granted on the 24th May 2010 with the sole condition requiring obscure glazing to the window in the south side elevation of the extension to be glazed with obscured glass and fixed permanently to be non-openable.

The reason for the condition was stated as:

The window in the south side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable.
Reason: To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan.

Reference to Policy AH7 clarifies that this is a subjective assessment and not an absolute. It acknowledges that overlooking occurs in most developments.

The relevant extract from Policy AH7 is printed at the end of this Planning Statement Supplement.

Following mediation, a reasonable solution is being put forward for planning consent. That solution is shown on planning application drawing 160 OFR.P.100.

We trust that this is a satisfactory solution and will avoid any further enforcement action.



CSarchitects 9th November 2020

EXTRACT FROM POLICY AH7

The effect on neighbouring properties

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:

- Privacy - the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.
- Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
- Outlook – the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties that ones to small terraced or semi-detached houses or bungalows. In addition a single storey extension would be less likely to have an adverse effect on neighbouring properties that a two storey extension, which would be more likely to reduce daylight to neighbouring properties and lead to problems of overlooking. It should also be noted that the use to which an extension is to be put may affect its impact. For instance a first floor bathroom with obscured glass would not lead to problems of overlooking and may be acceptable where a bedroom would not.