Expiry Date – 9/1

Development Control – Delegated Officer Report

Application Number: AWDM/1592/17 Recommendation – Approve

Site: **37 Kings Crescent, Shoreham**

Proposal: **Stainless steel and glass privacy screens to North and South sides of existing balcony at first floor.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to an end of terrace 60's town house on the east side of Kings Crescent very close to the junction with West Beach Road. It is on slightly higher ground to No. 35 and its main rear wall is closer to the road than No. 35.

The property backs on to an access road and garage compound for adjoining houses. The site has a ground floor rear garage extension the roof of which forms a terrace off the first floor living room. This terrace is enclosed by 1 metre high walls on both sides and a railing on the rear.

Proposal

Permission is sought to erect 1.01 metre high opaque glass screens to each side wall supported on steel stanchions. On the north side the screen would be 3.73 metres in depth and on the north side 1.9 metres deep.

Relevant Planning History

None.

Consultations

None received.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 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 area and the impacts of the development on neighbour amenity.

Neighbour amenity

This property extended its garage in 1999. As such it benefits from a rear roof terrace off the living room which is enclosed on both sides by a 1 metre high wall. As the land rises from north to south the application property is on higher ground than No. 35 and so the rear patio doors are higher than rear first floor patio doors at 35, which are protected by a Juliet balcony.

From the application terrace it is possible to see down into the living room at No.35. The proposed 1 metre high screen will provide the terrace with greater privacy whilst also preventing overlooking of No. 35's living room and rear garden/parking area. As it is to be largely glass, light will continue to be received through it to the rear of No. 35.

Water's Edge to the south has a long rear elevation within 4 metres of the application site. Windows in this rear elevation and rear garden area are overlooked from the terrace and vice versa. The screen proposed will also improve privacy between these two neighbours. Water's Edge main outlook and private amenity terraces are on its south side.

Character

This property backs on to a private garage compound. Other town houses in the terrace have Juliet balconies at first floor rear living room level. Water's Edge has a similar glazed terrace enclosure on its south side. The proposal is not out of keeping.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Obscure glass to be used

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 29.12.17
Authorised and signed by:	Peter Barnett	Date: 2 January 2018