Expiry Date - 10/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/0940/22 Recommendation – APPROVE

Site: 377 Upper Shoreham Road Shoreham-by-sea West Sussex BN43 5NB

Proposal: Raised patio with glass balustrade

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a detached property located on the southern side of Upper Shoreham Road. At the time of the site visit the property was being extended to the rear by way of a single storey infill extension. There is a patio area which is currently under renovation and is subject of this current application.

The adjoining properties at No's 375 & 379 are detached. There is a hedge which is 2m+ high run along the boundary with No. 375. The house at No. 379 is set back from the subject property when viewed from the rear and has a single storey conservatory extension and a dormer extension at the rear. There is a part wall/hedge that is 2m+ and which runs along the boundary between the subject property and No. 379.

The surrounding area is residential with a mix of detached and semi-detached properties.

The proposal is for a raised patio with glass balustrade. The patio will measure 4.2m in depth, 13.7m wide and 0.5m high with the balustrade measuring 4m in depth, 4.6m & 4.8m in width and 1m – 1.6m in height. The balustrade will be divided into two and cover opposite sides of the property with a gap and stairs into the garden area. The height when measured from the patio will be 1m and 1.6m when measured from the garden at ground level.

Relevant Planning History:

In 2020 planning application AWDM/1617/20 granted for erection of a single storey rear extension.

Consultations:

None.

Representations:

There were 2 notifications sent to the adjoining occupiers. One representation has been received at the time of writing this report supporting the application.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'**Supplementary Planning Guidance:** Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is for a raised patio with a glass balustrade. It is considered by way of its size, design and location that it will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the character of the property or the visual amenities of the adjoining occupiers in the locality as the result of the proposal.

Residential Amenity

The proposal is for a new patio area across the rear which will replace what is existing and include a glass balustrade with central steps. It is considered that the proposal by way of its size, design and siting would not have an overbearing impact on the residential amenities of the adjoining occupiers as the property is detached and is adequately set away from the adjoining houses. Further there is a 2m+ boundary wall/hedge which runs along the boundary. When considering the proposed height of the balustrade on the patio it will be 1m high and a further 0.6m high when measured from the lowest part of the ground. It is considered that given the separation of properties both sides and the boundary wall/hedging that the patio and the balustrade will not have a detrimental impact on the adjoining occupiers on both sides.

Overshadowing/Light Impacts

There will be no overshadowing or loss of light to the adjoining properties as there is sufficient separation between the subject property and both the neighbouring properties either side.

Privacy and Overlooking

The proposed raised decking is replacing what was there before and is considered acceptable. In considering the glass balustrade it is felt that this would improve any privacy and overlooking issues, as will the new wall to the west boundary and the hedge to the east.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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 letter(s) of representation?

Case Officer: J. Price Date: 15th July 2022

Authorised by: Peter Barnett Date: 18 July 2022