DELEGATED APPLICATIONS ASSESSMENT SHEET

Application Number: **Recommendation – Approve**
AWDM/0452/15

Site: 34 Kings Walk

Proposal: Extension to front of house with sun room at first floor level

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey building with front balcony and large picture windows. The property is of a conventional design and style.

The site is in an outer residential suburb of Shoreham, facing onto the beach.

The proposal is to install an aluminium framed, glazed front balcony enclosure to measure 2.3 metres in height, 8 metres in length, 2.8 metres in width.

Relevant Planning History
AWDM/1264/14
First floor front extension with 2nd floor balcony
Refused 18-11-2014

Relevant Planning Policies and Guidance
Saved Adur District Local Plan policies: AG1, AH7
National Planning Policy Framework

Consultations
None

Representations (summarised)
None

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Flood Risk

The site falls within Flood Zone 2, but the additional accommodation would be located at first floor level, elevated from the land and it would not exacerbate the risk to human health.

Visual amenity

This is a resubmission of a previously proposed first floor enclosure. This was refused as it would have incongruously ruptured the eaves line and sat at odds with the planes of the hipped roof.

In this amended scheme, the eaves line is respected and the enclosure would fit in with the overall composition of the building's frontage. It would therefore not appear incongruous with the architectural integrity of the host building.

Other properties in the street have balcony enclosures, so such a feature of a sympathetic design would not be uncharacteristic of this stretch of Kings Walk.

Neighbours

Views would be obtainable from the front balcony and roof platform. However due to the suggestion of the installation of a screen to the front balcony, intrusive loss of privacy would be avoided as overlooking would be restricted to the beach and front gardens of neighbours, which already lack privacy,

The structure is lightweight in its design, so would not overbear or overshadow.

RECOMMENDATION:

Approve

Subject to the following conditions:-

1. Standard time limit
2. Approved Plans

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.

DELEGATED

Case Officer
Sign Matthew Porter Date 14-5-2015

Authorising Officer
Sign Peter Barnett Date 18 May 2015