Expires 2/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0574/08 **Recommendation – Permit Application**

Site: **94 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **Loft conversion (with rear dormer and balcony) and alterations**

The Application

The application site is a detached chalet bungalow located on the south side of Old Fort Road, Shoreham Beach. The property has large pitch roofed extensions to the front (north) and a rear flat roof extension with a small rear garden opening onto the beach. The neighbouring property to the west at No.92 has planning permission for large front extensions and a rear balcony (ADC/0773/07) which is nearing completion whilst a similar chalet bungalow at No.96 to the east has small rear dormers and balconies at first floor level as existing.
Permission is sought to add a 4.4m wide flat roof dormer to the centre of the rear roof plane of No.94. This dormer will have glazing across the rear elevation and will open onto a new 2.5m deep balcony set independently above the flat roof of the rear extension. The balcony will have a 1m high clear glazed balustrade.

Consultations and Representations

Third Parties

The resident of No.92 (who are also the applicants) raise no objection stating that the proposed dormer and balcony is consistent with others in the area and has been sized not to cause privacy concerns.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that dormers should not be so large as to overdominate a dwelling and should be kept below ridge level.

Visual Amenity

Although the dormer is sited at the rear of the property it will be highly visible from the beach beyond. It is a flat roofed structure set marginally below the low ridge line of the bungalow with a width of 4.4m set centrally within the hipped roof 4.5m from both flank walls. It will be completed in render similar to other rear dormers in the area. Within the immediate streetscene No.96 to the east has two flat roofed rendered rear dormers with small balconies set within their rear roof plane, albeit slightly smaller in size and set well below a taller ridge line. The principle of a rear balcony at first floor level is well established within Old Fort Road and this proposed balcony is consistent with those of No.96. Given the staggered rear building line of these properties the proposed balcony will extend 0.7m less to the rear than those of No.96 although it will have a greater overall depth (2.5m as opposed to 2m). It is therefore not considered that this proposal is out of keeping with the area.

Residential Amenity

Although the principle of a rear balcony at first floor level is well established, the main concern is the degree of overlooking it will afford neighbouring dwellings. To both the east and west a separation of 5.5m will be maintained to the site boundaries which is considered adequate to avoid direct and excessive overlooking. The proposed depth of 2.5m is large however it is noted that the staggered rear building line means that the rearmost section does not extend further than the rear elevations (and balconies) of both 92 and 96. The degree of overlooking will thus not be greater than that afforded by the balconies at these dwellings. No objection on these grounds has been received from either property. As the balcony is raised independently above the existing rear extension it will not be possible to extend the balcony onto the extension roof. In any case it would require a separate application.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci

Case Officer:.....

Date: 13/1/09.

PB 13/1/09