expires 23/6

Development Control – Delegated Officer Report

Application Number: ADC/0169/09 **Recommendation - Application Permitted**

Site: **42 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RJ**

Proposal: **Front/side extension to garage and firstfloor rear balcony (partially on posts) with 1.8m high side screens**

The Application

This application follows a previous refusal for a similar proposal earlier in the year (ADC/0066/09). The application property is a detached two storey dwelling on the south side of Old Fort Road, the rear of which faces onto Shoreham Beach. It has two garages at the front, at either end of the dwelling, and a large flat roofed single storey rear extension containing a swimming pool which projects 12.5m into the garden.

It is proposed to extend in an L-shape around the front and side of the garage to increase its width by 1.8m and depth by 2.3m. It will project as far to the front as the neighbouring garage at No.40 and will bring the building up to the side boundary with No.40.

At the rear, a balcony is proposed across the entire width of the dwelling projecting 4.5m from the recessed rear elevation and 2m from the existing rear first floor extension, over part of the flat roofed swimming pool extension and partly on stilts.

Following the previous refusal, the depth of the balcony has been reduced by 1m. Privacy screens 1.8m high are to be provided on both the east and west sides of the balcony to prevent direct overlooking towards the rear of the neighbouring properties.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupiers of 55A Old Fort Road raising the following objection:

- Concern at possible loss of sea view if an extension is built above the garage and swimming pool (*NB, loss of view is not a valid planning consideration. In any event, no first floor extension is proposed*).
- Parking obstructions and noise during building work

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7,and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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 states that the addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi-detached properties will therefore usually be resisted.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual Amenity and Character

The proposed extension to the garage will bring it further forward of the house but it will not project as far forward as the other garage at the property. It will also be line with the front of the adjoining garage at No.40 and it is not considered that the proposal will have any adverse effect on the street scene.

The proposed balcony will not be visible from the street but will be seen from the beach. However, balconies are common features in the area and in its reduced form it is not considered to be unduly visually harmful.

Residential amenity

The garage extension will bring the building up to the boundary with No.40. However, the extension will be largely hidden by the garage at No.40 and there will be no adverse residential impact.

The balcony is no longer considered to result in a loss of privacy to both neighbours at Nos. 40 and 44 Old Fort Road. The reduced depth of the balcony and the addition of privacy screens to either end will help to sufficiently mitigate any impact from the development and will safeguard the privacy of the neighbours. It should be noted also that No.40 has recently been granted planning permission for its own balcony (ADC/0101/09).

Recommendation

APPROVE for reason that :-

1PPi (amended) Delete WSSP policies

Subject to:

1. C1Ci
2. C12Eii
3. The balcony hereby approved shall not be used until privacy screens have been erected on its western and eastern ends in accordance with the approved plans. Such screens shall be permanently retained thereafter.
   Reason – To protect the privacy of the adjoining occupiers having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Office[redacted] Date..1/6/09

Planning Services Manage[redacted] Date...1/6/09

Chair of DC Commit[redacted] Date.15/06/09