Development Management - Delegated Officer Report

Application Number: AWDM/0080/19 Recommendation – APPROVE

Site: 7 Hawkins Road, Shoreham-By-Sea, West Sussex

Proposal: Raised deck with external steps to rear of property.

Date of site visit: 11th February 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of both detached and semi detached bungalows many of which have been altered and extended. Work has been completed at the application site with a single storey rear extension. There are temporary steps leading down from the extension to the rear garden due to a significant change in ground level. Consent is sought to add a raised deck to the rear of the property with balustrade and steps to the rear garden. The raised deck will be brick built to match the existing bungalow. No additional screening is proposed as part of the application.

Representations

2 letters of support received from owner/occupiers of nos. 5 and 3 Hawkins Road. They do not require any screening or increased height fencing on the boundaries.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed raised deck is to the rear of the application site. It is not visible within the street scene. It is not considered to be overly large or high and it will not

dominate the dwelling house. The development is in keeping in design, scale and appearance with the existing residential property, there are other examples of raised areas to the rear of properties within this street, of note, no. 9 adjacent to the west.

Residential amenity

The main properties to be affected by the proposed development are those either side of the site, nos. 9 and 5 Hawkins Road. The proposed raised deck has a balustrade which is open on either side and anyone using the deck will be elevated above the rear garden level. To the west is no. 9 which also has a raised area to the rear with steps down to the garden, there is a high level close boarded boundary fence between the raised areas as existing. This will offer some screening and limit any mutual overlooking between properties. A condition is attached to ensure that this remains.

To the east there is a standard 2 metre boundary fence and beyond this the neighbouring property has a rear extension. The case officer had concern here that there would be overlooking and loss of privacy as a result of the raised platform adjacent. However requiring any high level screen or increased fence height as part of the consent in order to give privacy could result in an overbearing impact upon neighbours as a result of a high level screen. The case officer requested that the applicant discussed this matter which the neighbour at no. 5 to ask if they required any additional screening. They have written in support of the proposal stating that the boundary fence as existing is sufficient. In the light of this representation the case officer is satisfied that no condition is required to insist that a privacy screen is installed where neighbours do not want it. Therefore a recommendation is made on this basis.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The high level close boarded fence screen between the application site and no. 9 Hawkins Road as exists at the date of this consent shall remain in place at all times and shall not be altered in any way unless with prior consent from the Local Planning Authority.

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Hannah Barker Date: 26th February 2019

Authorised by: Peter Barnett Date: 26 February 2019