ExpiryDate-10/12/12

Development Control – Delegated Officer Report

Application Number:
AWDM/0939/11

Recommendation – Approve Application

Site: **39 Hawkins Crescent Shoreham-By-Sea West Sussex BN43 6TN**

Proposal: **Rear rooflight (with balcony-type opening)**

The Application

The application property is a semi detached hipped-roof bungalow located on the north side of Hawkins Crescent. It is proposed to construct a balcony rooflight in the rear roofslope. The rooflight opens out to form a balcony within the roof, approximately 0.5m beyond the roof plane, and is taller than other rooflights. It comprises a single pane width measuring 2.52m high and 0.9m wide.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 13 Holmbush Close objecting on the following grounds:

- Overlooking and loss of privacy
- Application for a Juliet balcony at his property was previously rejected and that would have been less intrusive than current proposal.

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 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.

Visual amenity and character

The proposed rooflight will be at the rear of the dwelling and would not require permission if it were a traditional opening type. However, because it forms a balcony it is not permitted development. In visual terms, being at the rear, it will not be seen from the road (Hawkins Crescent) and, when open, it does not form a particularly intrusive or unacceptable feature. The attached neighbouring dwelling has a dormer window at the rear and there are examples of other roof extensions in the vicinity. The proposal will not be out of character with the area.

Residential amenity

An objection has been received on the grounds of overlooking from the balcony. The dwellings at the rear are bungalows, with the nearest property some 28m away. The objector's dwelling is slightly offset to the east and is 27m away. These distances comply with the Council's DC Standard which has a minimum separation distance for rear facing windows of 22m. The objector's dwelling has recently been extended at roof level with a large rear dormer and a Juliet balcony originally proposed was negotiated out of the scheme on the grounds that it may have resulted in a loss of privacy (ADC/0420/09).

It is considered that the current proposal differs from that proposal. The proposed balcony is effectively located within the roofslope with only a small section protruding beyond the roof plane. The opportunities for overlooking are therefore considered to be limited and no worse than if a large rear dormer was proposed across the full width of the roof, which could be constructed as permitted development. The proposal at the objector's property (13 Holmbush Close) originally sought full length windows with Juliet balcony which would have been more intrusive than the current scheme and it is not considered that the single width rooflight proposed will cause any serious loss of privacy to neighbouring occupiers.

Recommendation

ExpiryDate-10012012

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 15 November 2011:
   Location Plan, Block Plan, Drawing No. 11/687/01 (Plans and Section), 11/687/02 (Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

CaseOfficer PeterBarrett Date20December2011

21/12