# Development Management – Delegated Officer Report

**Application Number: AWDM/1265/24 Recommendation: APPROVE**

**Site: 20 Beach Green, Shoreham-By-Sea, West Sussex**

**Proposal: Proposed roof terrace above existing flat roof on east side with obscured glazed balustrade. Proposed terrace with wooden balustrading and privacy screen on north side.**

**Date of Site Visit: 11th November 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application property is an end of terrace dwelling on the north side of Beach Green within a close consisting of three terraces of three storey houses forming a square. To the rear (north) is a raised riverbank and footpath with houseboats beyond. The site fronts onto the square with parking and a grassed area opening onto the road, to the south. There is an existing single storey flat roof extension to the side with a lean to conservatory attached. To the rear there is also a single storey extension. The amenity space serving no. 20 is primarily located to the east of the dwelling.

The current application seeks consent for a roof terrace above part of the existing side extension with privacy screens on all sides, lower level to the north towards the river. Also proposed is a terrace to the north side similar to those adjacent to the site with wooden balustrade. The original submission was for an additional extension to the side, however due to the requirement of a Flood Risk Assessment the applicant did not wish to proceed with this development.

**Relevant Planning History**

ADC/0306/07 sought consent for a ground floor rear extension, first floor side extension and conversion of roof space, this was refused.

ADC/0140/08 sought consent for first and second floor side extension (with rear balcony) and rooms in the roof (with rear dormers.) This was refused by the Planning Committee following an officer recommendation for approval and an appeal was dismissed.

**Representations: -** Objections received from the owner occupier of 18 Beach Green

- Visual intrusion
- Overdevelopment
- Harm to local character
- Incremental alterations that continue to erode Beach Green and its surrounding environment.
- Contrary to previous appeal decision.
- Sense of enclosure.
- Clearly visible from riverside and Beach Green
- Contrary to Policy
- Oversized existing extension.
- Increased massing
- Impact on uniformity of the terraces.
- Sets a precedent
- Applicant deviates from approved plans.
- Long history of refusals.
- Impact on drainage.

**Consultations: -**

**WSP Drainage Consultants: -** We would recommend the approval of the application.

**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 (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The terraces will be visible from the footpath on the riverbank but due to the lower level of the dwelling and limited scale of development they will not appear unduly prominent. Works are also screened to some extent by vegetation. Balconies and terraces are commonplace nearby and surrounding the site. The rear terrace is

matching in design to those adjacent. The applicant's agent has submitted a supporting document showing many terraces local to the site and this was apparent when the site visit was carried out whilst walking along the footpath to the site.

The side roof terrace is set back and 'tucked in' to the corner of the site which, when viewed from Beach Green, is screened to a large degree and not a prominent feature. The glazed, light weight screens contribute to its limited impact. Both proposals are not considered to harm the character or appearance of the property or street scene both from the front and rear of the site.

The appeal decision for the refused first and second floor extensions ADC/1040/08 stated that the extensions would "inappropriately increase the sense of enclosure, perceived from the courtyard onto which the terraces face," which would be harmful to the character and appearance of Beach Green. This would not be the case with the current proposal which is much less prominent and with a much smaller footprint and very different development. The side terrace is set back, glazed and within the existing footprint of the building. The scale is limited and can be supported in this case. Similarly the rear terrace is not harmful to the character and appearance of the dwelling or locality. It would not be possible to resist such a development where there are similar terraces adjacent to the site all visible from the adjacent footpath.

**Residential amenity**

Objections have been received from the adjacent occupier at no. 18 Beach Green. It is considered that the proposals as amended can be supported and will not result in any significant loss of light, privacy or overbearing impact to the adjacent occupiers. The side terrace is set in from the boundary and is screened with obscurely glazed privacy screens up to 1.8 metres on all sides apart from to the north which is reduced to 1.1m. It is noted that there are adjacent windows at higher level to the terrace on the north side of no. 18. However these are secondary windows and no direct overlooking will occur here which would warrant a refusal in this case.

The previous appeal decision also addressed amenity and referred to a larger balcony being proposed across the existing dwelling and the proposed extension and being much deeper. The Inspector considered this to have a harmful impact upon the houseboats to the rear. "I noted on my site inspection that a first floor balcony at similar level to that proposed exists at the rear of no. 26 Beach Green, However this is considerably smaller than that proposed in this appeal and significantly further away from the houseboats to the north of the riverside footpath and the existence of this balcony does not alter my conclusion on the effect of the proposed balcony."

In this case the proposed rear terrace is significantly smaller, relative in scale to the other terraces nearby, it also does not straddle any new development so is further

west than that proposed in the appeal case. The side balcony is screened up to 1.1 metres and is set back away from the footpath. On balance these can be supported and with the proposed privacy screens they will not impact the adjacent dwellings in terms of overlooking.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Privacy screens

**Is recommendation contrary to letter(s) of representation Y**

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 24th April 2025

Authorised by: Peter Barnett Date: 24 April 2025