Expires 19/8/08.

Development Control – Delegated Officer Report

Application Number: ADC/0332/08 **Recommendation – Permit Application**

Site: **238 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Single-storey front extension with balcony**

The Application

The application site is a detached house located on the west side of Harbour Way, Shoreham. The property is notable for having a split pitched roof and a small front canopy with a balcony above serving a master bedroom. It sits within a block of identical detached houses, many of which have altered their front canopies into porches and added extensions off the rear.
Permission is sought to extend the front canopy balcony to a depth of 1.8 metres and infill below to create an enlarged entrance hall and study room, and a new shower room. A new high level window is to be added into the south facing elevation to serve the shower room. The balcony guard, currently spaced horizontal stripwood, is to be replaced with a more solid shiplap finish.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): 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 front extensions should only be allowed where they can be successfully assimilated into the streetscene without unduly affecting neighbouring properties.

Visual Amenity

The main concern is the impact this extension will have on the appearance of the block of identically designed detached houses.

It is noted from the site visit that many of the other houses have extended their front balconies and enclosed the space beneath. In particular, No's 232 and 240 (SU/85/03 and SU/9/04 respectively) have enlarged their balconies to a depth of 2 metres. It is therefore considered that the precedent has been set for a similar scheme 1.8 metres in depth at the applicant's dwelling. The enclosed section will be completed in brick to match the main house with the retention of the original front door and the addition of a larger window to the study. The other similar extensions all have slightly varying window and door setups, of which this is no significant departure. Many also have added windows into their southern elevations.

With regard to the balcony guards, the applicant's currently have the original split horizontal timber boards with Perspex separations. Other properties have variations on this style whilst some have vertical metal railings. It is therefore considered that the proposed shiplap guard is not wholly inconsistent with the neighbouring dwellings and is an acceptable arrangement.

This proposal does not conflict with local plan policy AH7 or its accompanying DC Standard.

Residential Amenity

The enclosed porch area will not have a detrimental impact on the amenities of the neighbouring dwellings.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 31/7/08

PB 31/7/08