Development Management – Delegated Officer Report

Application Number: AWDM/1518/22 **Recommendation: Approve**

Site: **100 Harbour Way, Shoreham-by-sea**

Proposal: **Rooms in roof consisting of rear dormer and front roof lights, demolition of existing garage and construction of two storey side extension and alterations to the rear extension infill**

Date of Site Visit: 12 October 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi-detached house on the south side of Harbour Way. It has a flat roofed garage attached to its west side which it is proposed to demolish to make way for a two storey side extension. Also proposed is a loft conversion with a rear dormer and rooflights to front and rear and an infill at ground floor at the rear.

Planning History:

Numerous applications for extensions along Harbour Way.

Consultations:

None

Representations

Letter of objection received from the occupier of 8 Feversham Close:

1. The window which will be above the bedroom/office will have a direct line of sight into our conservatory, which will affect our privacy quite considerably.

2. In our opinion the proposed Juliet balcony on the roof dormer is not necessary and will provide good views across our garden. Whilst the view is partially obscured by trees, if they are ever shortened or removed (which is possible in the near future as they are old) then the invasion of privacy will be worse.

If the overlooking window above the bedroom/office was frosted this would go a long way to resolving that concern. In our opinion the Juliet balcony is a step too far in invading our privacy.

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 (July 2021)
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 proposed development has been amended since its original submission to reduce the width of the two storey side extension to bring it further off the boundary. As amended it is 1m from the boundary, in compliance with the DM Standard. It is also recessed from the front of the house to make it appear subsidiary. At ground floor it continues up to the boundary but this is acceptable in visual terms.

The rear dormer is large but has been reduced in width and the juliet balcony removed. Being at the rear it will have limited visual impact in the street scene.

Residential amenity

The side extension will not affect light or outlook to any habitable rooms at the adjoining property. The proposed first floor windows and dormer window will serve bedrooms and will be clear glazed. While views will be possible to the rear, the distance to 8 Feversham Close is approximately 29m which is in excess of the 22m specified in the Council's DM Standard. There are many dormers in the locality and this proposal does not introduce a level overlooking that would be considered unusual or excessive. The removal of the juliet balcony and full length glazing further reduces the perception of overlooking for neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 13 February 2023

Authorised by: Gary Peck Date: 13 February 2023