Development Management – Delegated Officer Report

Application Number: AWDM/1766/23 Recommendation: APPROVE

Site: 5 The Paddock, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension with balcony over

Date of Site Visit: 30th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a cul de sac of other detached dwellings. There is a single storey flat roof garage to the side, parking to the front and a rear garden.

Consent is sought to add a single storey rear extension 4 metres in depth with a balcony above. Amended plans have been received which show privacy screens added and also changes to the side windows giving a thin tall side window and changes to the first floor layout to give a rear facing landing window. There is also a door and a window to the rear of the garage replacing an existing window.

Representations: -

Received following original submission

Comments received from nos. 4 and 6 The Paddock making the following points: -

- Overcrowding of balcony
- Overlooking and loss of privacy
- Direct view into bathroom, side kitchen window and back door.
- The spa pool will be in view
- Use of balcony for entertaining, BBQs and noise and smell affected main bedroom.
- Privacy panels should be installed
- The side window should be high level or obscured along with rear facing bathroom window.
- Balcony screen could be removed in the future.

Received following amended plans

Comments received from 4 The Paddock

- Overlooking and loss of privacy will still occur.
- Elevated nature of balcony.
- Noise and disturbance as a result of balcony.
- View into kitchen and back door.
- Loss of view/outlook to side windows.

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 2023)
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 extension with balcony above is considered to be in keeping in scale and design with the existing dwelling, there is a balcony at the adjacent property therefore this is not an alien feature here. The depth of the extension at 4 metres is not overly large. The materials to be used will match existing.

Residential amenity

The main properties to be affected are those either side of the site, there are distant views to the rear. Representations have been received from occupiers on both sides. Amended plans show privacy screens and a thin window to the side. To the north there is an adjacent balcony with no privacy screen, the screens in this case will offer privacy to both properties. The extension and balcony are also set in from this boundary. The side window at ground floor will face the boundary and a side landing window and the balcony which as existing overlook the rear of the application site. This relationship is considered acceptable and would not warrant a refusal in this case.

To the south the property is set back and is adjacent to the side of the rear garden. There is a side bathroom window which will be adjacent to the balcony, on balance this is not considered to be overly harmful to warrant a refusal. The bathroom

window is obscured as is the balcony screens and the balcony is set in from the boundary.

There will be elevated views over properties on either side however these are distant and not dissimilar to those views from first floor windows when dwellings are adjacent. This would not cause significant harm in this case. The privacy screens protect the immediate, adjacent spaces.

It is noted that comments have been received in relation to the rear door to the garage and the impact of this adjacent to the neighbouring kitchen window. Increased activity may occur here, however this area is currently a patio and the applicants could sit or stand here at any time. The insertion of such doors would also not require planning permission in its own right. The extension will also affect the outlook to this side kitchen window however there is space between the extension and the side window and this has limited outlook currently facing toward the boundary.

On balance the proposal is deemed acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screens to be installed
5. No additional windows on the side elevations of the extension.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th March 2024

Authorised by: Peter Barnett Date: 14 March 2024