exp 21/1

Application No.: ADC/0716/07 Recommendation – Refuse Application

Site: 6 Kingston Bay, Shoreham-by-Sea, West Sussex

Proposal: Additional Storey (With Balcony on Rear Side)

The Application

The application site contains a detached double storey house on a back land lot with vehicle access provided via a 40m long, 4m wide access leg off the northern end of the Kingston Bay Road cul-de-sac, within the built up area of Shoreham.

The house was erected in the late 1970's and has been modified several times since its initial erection. The applicant is now proposing to add an additional storey to the top of the dwelling, including an additional bedroom, bathroom and living area, that spills out onto a balcony that principally looks eastward over the adjoining harbour entrance.

The site is relatively unique in that it is located to the rear of dwellings fronting both Kingston Bay Road and Harbour Way, with the Shoreham Sailing Club and associated boat yard located to the north of the site. Surrounding development is principally two storey development incorporating a variety of designs reflective of the way in which the area has developed in an incremental manner. A number of the dwellings fronting Kingston Bay Road and Harbour Way incorporate balconies which look towards the rear garden of the subject property.

Consultations and Representations

Third Parties: Four representations have been received from the nearby residents of No.'s 1, 3 & 4 Kingston Bay Road, and No. 227 Harbour Way, all objecting to the proposal on grounds including:

- Unsympathetic design in relation to the character of the existing building;
- Precedent for the erection of three-storey development in an area that is currently consistently two-storey;
- Over dominating effect that three-storey development will have on surrounding houses;
- Privacy concerns relating to potential overlooking of adjoining development and the adjacent public beach; &
- Potential for subsequent conversion of the building into flat accommodation.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

Visual Amenity, Character & Appearance

The concerns of the neighbours relating to the appearance of the additional floor, in relation to both the character of the existing building and surrounding development are considered sound. The form of the third storey bears little relation to the existing structure, particularly with regard to the use of vertical walls that do not match the slanting walls of the lower stories.

The western elevation is also considered to be highly undesirable. Whilst the use of high level frosted windows addresses any potential overlooking concerns (discussed in greater detail later in this report), it creates an unattractive elevation that will be extremely prominent to houses along Harbour Way, who have orientated the rear of their dwellings in this direction in order to take advantage of the harbour views afforded in this direction.

With respect to the height of the structure, whilst the total height is comparable to the ridgeline of nearby houses, the appearance of a flat roofed turret like structure within the middle of the building is out of keeping with surrounding development and would set an unseemly precedent for similar development within the surrounding area. It is therefore recommended that the application be refused on this basis.

Given the distance of the dwelling from adjoining development however, the extension is not considered to have an overbearing impact or have any impact in terms of access to daylight for nearby dwellings.

Residential Amenity – Privacy

Despite the concerns expressed by the submitants, a refusal on privacy grounds would also be difficult to sustain. The design of the building shows good regard for the privacy of neighbours in that the majority of windows facing west and south towards nearby residential properties are high level windows that would not allow overlooking in these directions. Where high level windows are not being used (ie. the south east corner of the building and the eastern elevation), they simply overlook access and parking areas of No.'s

7-9 Kingston Bay Road, and the application site's own front garden. Overlooking of the adjacent beach would be no different then what already occurs from the existing dwelling as well as adjacent dwellings.

Other Matters

With respect to the potential for the building to be converted into flats, this is a matter that would form the subject of a separate application and is not considered relevant to the current proposal.

Recommendation

Refusal for the following reasons:-

1. B2R (out of character with surrounding development)
2. B5AR (obtrusive and incongruous feature)

Case Officer: ..... Date: 14/1/08

PB 14/1/08