Development Management – Delegated Officer Report

Application Number: AWDM/0608/23 **Recommendation: Approve**

Site: **Soldiers Point, 8 Kingston Bay Road, Shoreham-by-sea**

Proposal: **Proposed single storey extension with roof terrace to North/East side to replace existing conservatory; new dormer on East roof slope to access roof terrace; proposed juliet balcony to existing first floor window on South elevation.**

Date of Site Visit: May 23rd 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application property sits at the eastern end of Shoreham Beach overlooking the ntrance to Shoreham Harbour. It has a curved roof on its east side with gabled wings projecting at angles at either end. There is a conservatory between the gables on the ground floor.

It is proposed to remove the conservatory and to construct a single storey extension attached to the northernmost gable and running SE towards the middle of the rear garden. It will consist of a bedroom and sun lounge with a glazed link to the existing living room within the curved area at the rear. At first floor a new dormer is proposed to access a proposed roof terrace over the sun lounge. A new juliet balcony is to be formed at first floor in the existing bedroom window in the southern gable end.

The extension will be finished in brick and light grey zinc, with large amounts of glazing including a glazed balustrade around the roof terrace.

The site lies within Flood Zones 2 and 3A.

Planning History:

Various extensions

Consultations:

Environment Agency: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

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 is a light, contemporary construction which does not harm the character of the existing building or its surroundings. It will be visible from the river and in more distant views from across the river but will not appear harmful.

Residential amenity

The most affected neighbour is that to the north (No.7). That property sits close to the northern boundary and has its own rear first floor terrace which has an obscure glazed screen on its south side.

Some of the existing planting on the northern boundary is to be removed to make way for the extension but privacy from the terrace will be secured by way of a 1.8m high obscure glazed screen.

The extension projects 4.4m beyond the rear of No. 7 but is set off the boundary by 1m and is 1.8m from the house itself. The existing planting on the boundary already obscures light and outlook and it is not considered that this proposal will cause a significant loss of amenity.

To the south, No.10 is some distance from the extension and, while views towards the rear of that property's garden may be possible, it is not considered, at the distance involved, that this will be intrusive or lead to harmful overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Privacy screen to be installed prior to first use of terrace

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: 15 June 2023

Authorised by: Gary Peck Date: 15 June 2023