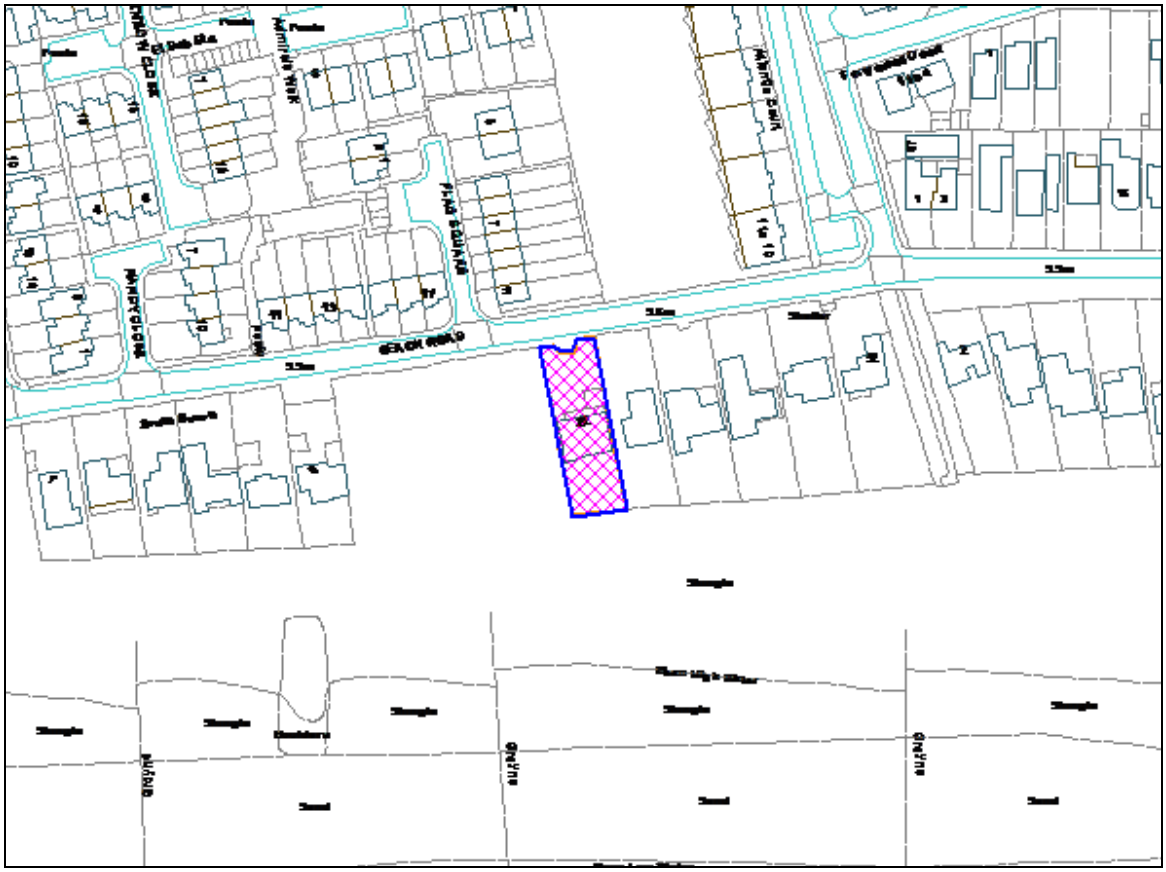
Application Number: AWDM/0655/16 **Recommendation – APPROVE**

Site: **22 Beach Road, Shoreham-by-Sea**

Proposal: **Proposed single-storey garden room extension with glazed balcony and retractable telescopic swimming pool enclosure**

Applicant: Mr Terry Mulpeter Ward: Marine
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

Members will recall this application was deferred from the previous committee due to their concerns on the height of the telescopic swimming pool enclosure and its safety.

The proposal is still for a single storey rear extension with balcony atop and new access staircase (measuring 2.1 metres in length and 2.5 metres in height, with 1.1 metre high balcony rails).

However following the resolution of the Committee at the last meeting, the applicant has amended the application which now seeks to install a different product model for the telescopic enclosure. This has a lower height compared to the previous 3.2 metres; now 2.7 metres at its highest point which slides back to the house. It is also reduced to 2.5 metres toward the beach end of the garden and at the house end when fully opened. It will continue to measure close to 12 metres in length.

Safety details/calculations have also now been provided by the supplier for this product to address concerns with wind and snow loads. All the glazing would be of toughened safety glass. The following comment has been received from the supplier (Summit Leisure Ltd):-

We confirm that the proposed enclosure - Option 1 - dated 15th June 2016 for 22 Beach Road, Shoreham By Sea meets all safety standards including wind and snow loads. Each enclosure manufactured is calculated to withstand weather conditions far greater than we experience in the UK. Our enclosures are supplied not only to the residential market but commercial sites i.e. schools and holiday parks.

The application property is a large modern detached villa built in pastiche of 'Italian baroque' style, situated in an outer residential suburb of Shoreham on the beach. On the upper floor at the rear, is a large glazed infill between two end gables with an exterior spiral staircase giving access to the outdoor heated swimming pool below. The rear garden is entirely taken up by the pool, and its associated boiler room and perimeter patio. The site has 2 metre high boundary walls.

The site is situated on the beach on the south side of Beach Road, in an outer residential suburb of Shoreham. The adjacent shingle beach is designated a Site of Natural Conservation Importance under relevant local plan policy.

Relevant Planning History
None

Consultations (summarised)
Adur & Worthing Councils Environmental Health contamination officer: *Please have precautionary and PFRA informative attached in relation to proposed single storey extension*

Representations (original application)
Objections received from occupiers of 24, 26, and 28 Beach Road and 116 Old Fort Road: *Overdevelopment. Too large. Eyesore in open environment. Outside the building line. Removal of unsightly spiral staircase and large outbuilding improvement. overdevelopment. Garden area is being reduced by 54%. Reduces visual amenity of*

Beach Road, south side properties. More or less permanent structure. Cover will be pulled back for 3/4 hours at a time, perhaps 10/20 occasions a year when sufficient warmth and lack of wind (vagaries of the British Climate). Likely extended over pool 8660 hours, or 98.9% of time. Would greatly reduce height of structure without affecting its functionality if 3 units retracted towards house and 4 units toward south with central 7 highest. Owner out of country so unable to make this suggestion personally.

Objection received from Chair of Shoreham Beach Residents' Association: *Request application deferred with view to reach a compromise between applicant and near neighbours. Spoken to them in my dual role as Marine Ward councilor and they do have issue with height of enclosure. Will result in loss of amenity as clearly visible from their properties and take up much of the garden. SBRA is concerned enclosure will be higher visible from public beach. Lowering height would be compromise.*

Any comments received in respect of the amended plans will be reported verbally at the meeting.

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7

Relevant Legislation

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The garden is already dominated both visually and functionally by the swimming pool and its associated plant building and perimeter paving.

The telescopic enclosure would cover a large area when fully open, but this reflects its purpose as it is to cover the full extent of the existing swimming pool. It would be seen

above the boundary wall (at its highest it would now be 750 mm above the boundary wall, compared to the previous 1.1 metres and 600 mm at the beach end).

Apart from its aluminium support framing it is almost entirely glazed. Its lightweight appearance would lessen its visual impact so it not appear obtrusive from public views along Shoreham Beach, including those special expansive long views across its foreshore. It would also ensure the enclosure would not be of unsuitable scale in relation to the site and host dwelling and accordingly, it is considered to be overdevelopment.

It is important to note that the absence of visual harm is largely due to the structure being mostly glazed. A structure or building of more solidity would not necessary be equally acceptable as it would be much more intrusive – approval of this proposal should not be seen as setting such a precedent.

The rear extension and balcony would be of an appropriate domestic scale to the host dwelling and this too would have a largely glazed exterior, including frameless glazed railings to the staircase.

While the proposal as originally submitted was considered acceptable by officers, the new model is of a lower height, so it is considered that any impact is even further reduced, hence the application remains acceptable.

Residential amenity

There is one adjacent neighbour, No. 24 Beach Road who would be principally impacted upon.

It is considered that the single storey height and the distances to the neighbouring building mean no harmful overshadowing or overbearing would occur from the proposal.

At the point closest to the neighbouring building, the height of the telescopic enclosure is similar to the extension. It does step up in height but at a point further away from the neighbouring building. It is lightweight and predominately glazed, so would not overbear or overshadowing adversely.

As with the visual amenity assessment, the new model is of a lower height, so any impact is reduced further still. At the point closest to the neighbouring building, the enclosure height is now 600mm above the boundary wall.

Users of the balcony would overlook, but this will be mutual as the neighbour's own balcony is itself unscreened. The balcony depth and its position in relation to the building next door would avoid invasive views into the neighbour's private rooms. The new access staircase would be physically removed from the neighbour to avoid amenity harm from its use.

Flood risk

The site falls within Flood Zone 3, the highest category for tidal flood risk. However the finished floor levels of the extension would be set no lower than the existing building so human health would be put at no greater risk than at present.

Contaminated land

The suggested informative will alert the Council to any contaminate (including pulverised fuel ash) if discovered, in a proportionate way.

Site of Natural Conservation Important

The proposal and its associated domestic activity would be entirely within the confines of the site. It would not have a material impact upon the Conservation value of the reserve.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

11th July 2016