Application Number: ADC/0735/07 Recommendation – APPROVE

Site: **38 Kings Walk, Shoreham-by-Sea BN43 5LG**

Proposal: **Additional rooms in roof (with part-hipped gables added to east and west sides) and alterations including front and rear balconies and external rear access stairs**

The Application

The application site contains a detached chalet bungalow with brick and timber walls, and a part-hipped tiled roof, located on the northern side of Kings Walk.

Originally erected during the 1950's, the dwelling remains largely unaltered since that time. In 2004 an application to enlarge it into a three-storey flat-roofed four-bedroom house was withdrawn after the applicant was advised that it would be recommended for refusal. The applicant now proposes to:-

- Expand the roof space by adding two part hipped gables to each side of the dwelling, converting the expanded roof space into living accommodation (dining room, kitchen and sitting room) plus a utility room and toilet;
- Convert the ground floor into an entrance hall, four bedrooms (one with an ensuite) and a separate bathroom, involving modification to the existing openings along the southern (front), western (side) and northern (rear) elevations of the dwelling;
- Erect a 6m wide by 2m deep front balcony to give expansive views over the beach and sea; and
- Erect a 6m wide by 1.5m deep rear balcony plus external stairs to give direct access between the first floor living areas and the rear garden.

Kings Walk predominantly contains two-storey houses, a number of which were originally bungalows with modifications to provide living space on the first floor in order to take advantage of the sea views that are afforded to the south above the flood defences that have been significantly raised since erection of the original dwellings.

Consultations and Representations

Third Parties: 2 representations have been received from the residents either side of the application site. The matters raised include:-

- An objection from No.39 on grounds of loss of light to their middle bedroom (on the western elevation) and impact on privacy from the proposed rear balcony on their rear bedroom and rear garden.

- A request from No.37 that the utility room window on the western elevation be obscured so as to preclude any overlooking of their property;
- Comment that, upon a recent application on No.37, the rear balcony they proposed was specifically limited to 3m by 1m with circular stairs in order to minimise impact on the privacy of adjoining rear gardens; and

[NB. the resident of the No.39 Kings Walk has requested to speak at the Committee Meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

The Council's Development Control Standard No.3 states that roof extensions should respect the scale, character and appearance of existing dwellings. With respect to side extensions it states that they should be setback at least 1m from the side boundary. If the area is spacious in layout and the buildings are large, the Development Control Standard goes on to recommend that a space greater than 1m may well be necessary to avoid an appearance of overdevelopment and a cramped effect. There can also be problems of loss of daylight to adjoining properties.

Visual amenity, character & appearance

By incorporating the proposed part-hipped gables that match the existing front and rear elevations, in addition to utilising matching building materials, the resultant structure is considered complementary to the character of the existing building.

In terms of the street scene, the relevant portion of Kings Walk contains a variety of housing styles, including dwellings incorporating front balconies, hence the modified dwelling is not considered to detract from a uniform building character that has been established in the immediate vicinity.

Residential amenity – daylighting

Despite the concerns of the attached neighbour, as a result of the angled nature of the roof expansion limiting its width parallel to both side boundaries, and the 4m setback between the roof extension and the side wall/window of the adjoining dwelling at No.39, it is considered that the impact on daylighting to the middle bedroom of No.39 would not be unacceptable.

Residential amenity – privacy

In order to avoid the potential for direct view from the proposed window in the western elevation of the expanded roof space into the living room of the adjoining dwelling, it is necessary to require obscured glazing fixed shut at all times. As the window is to a utility room, this should not pose a problem to the intended function of the room and can be required by imposing a condition.

With respect to the rear balcony, it is considered that a consistent approach with that previously adopted for No.37 is warranted, restricting its size such that it provides direct access between the first-floor living area and the rear garden but limits its potential as a space large enough on which to sit outside, overlooking adjoining rear gardens. The applicant has duly submitted amending drawings that match the existing balcony at the rear of No.37.

With regard to the concern of No.39 that the reduced balcony would still pose an unacceptable impact on the privacy of their rear bedroom as well as their rear garden, it is considered this can be addressed adequately by imposing a condition requiring the erection of a 1.8m high screen at the eastern side of the proposed balcony.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the adopted West Sussex Structure Plan 2001-16 (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C14A3 (Permission relates to amended plans received on 23 January 2008)

3. C12Ei (Materials to match existing)
4. The rear balcony shall, prior to commencement of its use, be provided with an opaque privacy screen at its eastern end, which shall thereafter be permanently retained. This screen shall be a minimum 1.8m high from the floor level of the balcony and details shall be submitted to and approved in writing by the Local Planning Authority prior to its erection.
5. C18Civ (Window in west side wall to be obscure-glazed and fixed shut)
6. C18Eii (No additional side windows without permission) (amended)

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