expires 11/9

Development Control – Delegated Officer Report

Application Number: ADC/0354/08 **Recommendation - Application Permitted**

Site: **30 East Street Shoreham-by-Sea West Sussex BN43 5ZD**

Proposal: **Single-storey rear extension with roof terrace and ~~spiral~~ staircase to serve the existing firstfloor flat**

The Application

The application site is a mid terrace retail unit with residential accommodation above located on the east side of East Street, within the Shoreham Conservation Area. Permission was granted last year for the removal of a rear balcony and staircase and the construction of a two storey flat roofed extension at the rear with new balcony and spiral staircase (ADC/0393/07).

This application seeks to amend that scheme by constructing a single storey flat roofed extension only with a larger balcony/terrace above served by a spiral staircase and separated by a landing. The balcony has a 1.1m high guard wall along its sides with a toughened glass infill at the front. During the course of the application the length of the landing has been shortened and the spiral staircase replaced with a straight flight, as currently exists.

Consultations and Representations

Consultations/Comments

ADCAG – no objection

Third Parties

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, CH4
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance'

comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

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). Policies CH4 of the Structure Plan and AB4 of the Local Plan seek to protect and enhance the character and appearance of Conservation Areas in particular.

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 and character

The extension is to be located to the rear of 30 and 30a East Street and out of sight from the road. The site is accessed at the rear via an alleyway that passes along the side and rear of No.32. To the north of the site are rear gardens with the yards and rear elevations of units on Tarmount Lane directly to the rear. This section of East Street features business uses at ground floor level with further combinations of business and residential usage at first floor level.

The extension will continue the existing brick extension an additional 3.2 metres to the rear, still leaving an element of rear yard/garden space. This yard will equate to approximately 20 square metres serving the ground floor business and first floor access. It is not considered that this yard will be insufficient in size, particularly as No.32 has received planning permission under SU/163/03 to add a large detached office unit in place of its rear yard. The proposal is considered to have an acceptable visual impact, resulting in a 'stepping down' in built form from the main building to the existing two storey rear extension and, finally, the proposed single storey extension.

Residential amenity

The main consideration with this new application is the impact of the larger terrace on the amenities of neighbouring properties. The rear elevation as current is the same depth as that of No.29 to the south and 6.1 metres deeper

than No.31 to the north. The impact of a two storey extension has already been considered acceptable under the previous scheme and, as the proposed extension will be lower by a storey, it will have less of an impact in terms of light loss.

The balcony will enable views over the neighbouring gardens but this would have occurred with the previous scheme which included a 1.5m deep balcony at a further point from the rear elevation than is currently proposed. While the balcony now proposed is larger, it is not considered that it will have a detrimental impact on residential amenity.

Conclusion

In conclusion this scheme will not detrimentally impact on the appearance of the Conservation Area and will not impact on the amenity of neighbouring flats. The encroachment into the rear yard is not excessive given the neighbouring approval for the construction of an office unit within the yard space of No.32. This proposal therefore corresponds with policies AH7 and AB4 of the Local Plan.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would preserve or enhance the character and appearance of the Shoreham Conservation Area. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4 and AH7) and the West Sussex Structure Plan (LOC1, DEV1, CH4)

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C14Ai 1 September 2008 AH7 and DEV1
4. C18Eiv: '...north...' (no windows to be formed in side elevation)

Case Officer. P. Bennett Date. 1/9/08

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