expires 3/9

Development Control – Delegated Officer Report

Application Number: ADC/0355/08 **Recommendation - Application Permitted**

Site: **71 Beach Green Shoreham-by-Sea West Sussex BN43 5YE**

Proposal: **First-floor rear extension (with rear/west side balcony)**

The Application

The application relates to a detached house on the south side of Beach Green opposite the entrance to Ormonde Way. The dwelling has a flat roofed single storey extension at its rear which was built at the same time as the house and which steps in at the western end before wrapping around the side of the property. It is proposed to construct a first floor extension over this ground floor element to provide larger bedrooms. A balcony is to be formed over part of the flat roof at the rear. Following objections from the planning officer, the balcony will not run along the side of the property. Furthermore, an obscure glazed screen is to be provided on the west side of the balcony to prevent overlooking.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, 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)

but the provision of an obscure glazed privacy screen, 1.1m high, will prevent overlooking when the balcony is in use (when people are seated). A door leading to the balcony which is west facing should be obscure glazed and this can be controlled by condition. To the east, the balcony is set behind the rest of the first floor extension which will prevent any views into the garden of no.69.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C14Ai 20 August 2008 AH7 and DEV1
4. C18Eii eastern and western (side) walls
5. C18Ci The glazing in the external west-facing door to bedroom 3 shall at all times.....
6. The balcony hereby approved shall be not be brought into use until a privacy screen has been erected in accordance with the approved plans and thereafter permanently retained.
   Reason – To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Officer..P Barnett..... Date.....20/8/08

20/8.