# Development Management – Delegated Officer Report

**Application Number: AWDM/0192/23 Recommendation: APPROVE**

**Site: 4 Hawkins Crescent, Shoreham-By-Sea, West Sussex**

**Proposal: Retention of rear raised patio and balustrades (retrospective)**

**Date of Site Visit: 23rd May 2023**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

## Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a street of similar properties; ground levels drop to the rear of the site from north to south. Consent was granted in 2019, AWDM/1112/19 for a single storey rear extension, hip to gable roof extension and front and rear dormer. This has been implemented and at the time of construction a raised rear and side patio/platform was created which brings the levels up to the rear of the extension. Consent is sought for this raised patio which is currently open on all sides with steps down to the level of the rear garden. The submitted plans show a glazed balustrade around the rear and sides of the raised patio. Amended plans have been received which show privacy screens to the sides up to 1.8 metres in height.

## Representations

Objections were made to the original plans due to overlooking from the owner/occupiers of no. 2 Hawkins Crescent. The final set of amended plans showing side glazing up to 1.8 metres have been produced as a result of discussions with the neighbours and the applicant and a letter of support has been submitted.

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

## 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 raised platform and balustrade to the rear of the dwelling is in keeping in character and appearance with the existing dwelling and locality. There are flat roof additions to bungalows surrounding the site and the flat roof nature of the patio adds to this. It is to the rear of the property therefore not visible within the street scene.

**Residential amenity**

The raised patio gives rise to an elevated platform to the rear of the existing bungalow, directly adjacent to the boundaries of the attached and adjacent bungalows. This would result in overlooking and loss of privacy to either side with views over the boundary fences. The proposed balustrade with obscure screens on the sides will offer privacy between the site and the adjacent properties.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Privacy screens shall be erected prior to use of the platform and shall remain in place at all times.

**Is recommendation contrary to letter(s) of representation N**

1. Proactive with amendments

Case Officer: Hannah Barker Date: 3 July 2023

Authorised by: Peter Barnett Date: 3 July 2023