expires
15.4.09

Development Control – Delegated Officer Report

Application Number: ADC/0065/09 Recommendation - Permit

Site: **5 The Marlinespike Shoreham-by-Sea West Sussex BN43 5RD**

Proposal: **Single-storey rear extension and firstfloor rear roof terrace**

The Application

The application relates to a detached chalet style bungalow located on the south side of The Marlinespike within the built-up area of Shoreham. The existing house has a high ridge line with east side gable and west side hipped roof, to the rear is a single-storey east side rear projection (sunroom). The dwelling directly to the east (No.3) is an exact copy in design (although handed), and both are separated from each other by their driveways which lead to a pair of detached garages to the rear of the dwellings.

No.3 has had permission granted for a roof extension with front facing dormer, however the rear dormer and balcony over the rear projection were both deemed to be permitted development. To the west No.7 also has a rear single-storey extension with balcony above, which was granted planning permission in 1996 (SU/51/96).

Permission is sought to erect a single-storey extension across the rest of the rear elevation abutting the existing sunroom, and to provide a balcony above on the flat roof. The extension would be 5.5m wide, by 2.4m deep, by 3m in height. The balcony would have a 1m high balustrade around the exterior.

Consultations and Representations

Third Parties: No third party objections.

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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 of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas, 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

The proposed extension would match the building line along the west side of the property and would not project any further into the garden that the existing sunroom. It is considered to be sympathetic in scale and form and the use of materials would be conditioned to match the existing.

The proposed balcony as originally submitted would have extended across the whole of the extended flat-roof section of the extension and existing sunroom. Due to there being a hipped roof to the west of the dwelling any balustrade would have been visible, from the street, as would people using the balcony area, and it was considered that this would have appeared incongruous and unsympathetic. Equally the proposed external staircase on the east side would have had an incongruous and unsympathetic appearance as viewed from the street.

The proposed balcony has now been amended in size so that it is no wider than the existing rear dormer (6.5m), and the access staircase has been removed from the design. Whilst privacy screens have now been added to the design, it is considered that the balcony would not now have a detrimental effect on the appearance of the property and it is therefore acceptable in scale.

Residential amenity

As described above the balcony has been reduced in width and 1.8m high privacy screens have been added to protect the privacy of the garden of No.7 to the west, and the west side windows of the lounge (and rear garden) of No.3 to the east. The removal of the external staircase has resulted in access to the balcony being made via the internal rooms of the house, which will add to the retention of privacy of the neighbouring sites.

The rear garden of the property directly to the south (No.5 Winterton Way) is some 30m away and the property sits at an angle of 90 degrees. It is not considered the addition of a balcony will detract from the level of privacy experienced.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Aii – .... 23.03.09 (drawing 4029 Rev A) and 26.03.09 (drawing 4031) – AH7 of the ADLP and DEV1 of the WSSP
3. C12Eii
4. C18Cii – amended
   The glazing screens on the east and west sides of the balcony shall at all times be of obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH7 of the ADLP and DEV1 of the WSSP*

Case officer: [redacted]
Date: 27.03.09

PB 27/3/09