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Development Control – Delegated Officer Report

Application Number: ADC/0123/08 **Recommendation – Permit Application**

Site: **22 Beach Green Shoreham-by-Sea West Sussex BN43 5YG**

Proposal: **Replacement of existing first floor window with UPVC double doors and construction of timber balcony and access stairs to rear garden**

The Application

The site is located within the built up area of Shoreham beach, a mid terrace, three storey property with the garage at ground floor with living accommodation above. The property fronts onto Beach Green to the south and is set back from the highway. To the rear is the garden and beyond is a public track and public footpath with the river Adur beyond.

Permission is sought to replace the existing first floor window with uPVC double doors and to construct a timber balcony with access stairs to the rear garden. The balcony will have a maximum height of 3.4 metres from ground level, with a maximum width including the staircase of 4.7 metres. The maximum depth of the balcony is 1.7 metres with the staircase extending a further 2.4 metres.

Access to the balcony will be from the dining room via the proposed double doors. As well as providing an outside seating area the proposal will also provide external access from the first floor living space to the rear of the site, currently there is only internal access to the ground floor with external access to the rear via the ground floor garage door.

Consultations and Representations

Third Parties: - Two letters have been received from the owner/occupiers of no. 35 Riverbank and 20 Beach Green stating that they have no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

As the site is within a row of terraced properties the main impact will be on the neighbouring properties attached to the east, no. 20 and the west no. 24. Beach Green. These are similar properties of matching design, neither have been extended to the rear and are as existing flush with the rear of no. 22.

The balcony will extend to the boundary with the properties either side, it is not considered that there will be any loss of light or over bearing impact as a result of the development as there is no habitable accommodation at ground floor level, which will be over shadowed by the balcony and it will also be of open construction therefore not significantly blocking the light.

The main issue is that of overlooking, no screening is proposed on either side of the balcony therefore when the balcony is occupied there will be direct over looking to the rear gardens of the properties either side. However it is acknowledged that there is already mutual overlooking to rear gardens from the first and second floor windows of adjacent properties, although this does not include the area directly to the rear of each property which would also be overlooked as a result of the balcony.

The is already an existing balcony of similar design and appearance at no. 26 Beach Green which is the end of terrace property, in this row. Permission was granted for this in 1969.

On balance, in the light of the above it is considered that the proposal is acceptable, no objections have been received from the adjacent neighbours and it should also be noted that the rear of this row of properties is already overlooked as it faces towards a pubic access and the riverboats. Therefore the increased overlooking and loss of privacy that will occur as a result of the proposed balcony will not be significant.

Visual Amenity

The proposed rear balcony will be clearly visible from the riverside and from the rear of the adjacent properties. It is however considered that the design and scale is in keeping with the existing dwelling and the design is consistent with other similar balconies within the vicinity of the site, notably no. 26 Beach

Green. A condition is attached as set out below to ensure that details of the colour and finish of the balcony are approved prior to commencement of works.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai amended – No development shall be carried out unless and until details of the materials and finished to be used for the proposed balcony has been submitted to and approved in writing by the LPA and work carried out in accordance with such details.

Case Officer..... Baker .....Date..... 3/4/08 .....

PB 4/4/08