Expiry 4/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0380/07 **Recommendation – Permit Application**

Site: **85 Downside Shoreham-by-Sea West Sussex BN43 6HF**

Proposal: **New velux window to existing roof storage area, new balcony and french windows to the first floor south facing bedroom and new ground floor shower and WC with external window**

The Application

The application site contains a double storey detached house located on the southern side of Downside. The applicant proposes:

- Erection of a first storey balcony;
- Replacement of the existing window with French windows allowing access onto the balcony from the adjoining master bedroom;
- Installation of a Velux window into rear plane of the roof; &
- Installation a new downstairs toilet and shower with a window facing the side boundary of the plot.

The relevant section of Downside incorporates a number of double storey detached dwelling similar in appearance to the subject dwelling. Similar development exists along Parkside to the south whilst directly opposite the site is a chalet bungalow.

Consultations and Representations

Council has received no correspondence with respect to the proposal, however during inspection the owner of No. 87 Downside advised of no objection to the proposed extensions.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

The Appearance
The extent of the balcony is such that it will remain in line with second storey development that has been constructed on both adjoining No.'s 83 and 87 Downside. As such it is unlikely to detract from adjoining development. Similarly, the materials chosen will compliment the southern façade of the dwelling.

Effects on Neighbours
Due largely to topography of the site falling away to the south, erection of the balcony will allow occupants the ability to look into the backyards of adjoining development to

the west, east and south. It's minimal size however, and nature (ie. being accessible solely through a bedroom) will limit its use, whilst existing fences and hedges help minimise the extent of neighbouring yards that are visible.

Due to the hipped nature of the roof the Velux window will not result in any overlooking, whilst the new bathroom window being at ground level is unlikely to have any impact on adjoining No. 83. Notwithstanding the above a condition should be imposed ensuring that the window be static and utilise obscure glazing.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)
2. C12Ei (match external materials)
3. C18C3 (fix & obscure - ~~new~~ proposed ground floor window - east elevation)

Case Officer: ..D Rayner..

Date: ..20/8/07.....

CJ 20/8/07