Application Number: ADC/0140/08 Recommendation – APPROVE

Site: **20 Beach Green, Shoreham-by-Sea BN43 5YG**

Proposal: **First and second floor side extension (with rear balcony) and rooms in roof (with rear dormers)**

The Application

The site is located on the north side of the road called Beach Green within a close consisting of three terraces of three-storey houses forming a square. At the rear (north) is the raised riverbank and footpath with houseboats beyond. The site fronts onto the square with parking and a grassed area opening onto the road, to the south.

The application site is an end of terrace house with integral garage. It has a ground-floor flat-roofed side extension and conservatory, attaching it to the closest house (No.18) in the adjacent terrace which is at a right angle (to the south east).

Planning permission was refused under the Council's Scheme of Delegation last year for a firstfloor extension with a 'green' roof and open roof terrace at the rear, plus single-storey rear extension and rear dormer (ADC/0306/07). The proposal was considered to be unsympathetic in design, form and scale with the existing building and was an unneighbourly development which would have resulted in harm to the residential amenities of the neighbouring property.

Permission is now sought for a three-storey side extension over the existing side extension, comprising a sitting room with rear balcony at first floor, a family room at second floor and a bedroom and ensuite within the existing and proposed roofIsope. Two rear dormer windows are also proposed.

The plans have been amended during the course of the application to set the extension further back from the front elevation of the building, to remove a balcony at second floor, to reduce the size of the windows on the side elevation (and to make them obscure glazed) and to reduce the size of one of the rear dormers.

Consultations and Representations

Third Parties: Notification letters in respect of the amended plans were sent on 7 May giving until 28 May for representations to be made. The resident of the neighbouring property No.18 Beach Green has again objected. Any other replies will be reported verbally at the committee meeting.
The resident of No.18 repeats that the proposed extension would have an overbearing effect because it is only 3m away from the corner of her side wall

(she refers to the Council's standard for corner plots of a minimum 14m between the rear windows of one house and the side wall of the other house), causing loss of light to her bedroom and first floor; loss of privacy from the proposed side windows (notwithstanding that they are proposed to be obscure-glazed) into her bedroom window and overlooking of her front porch; loss of outlook from the rear of her house; and dramatic change to a Close where the houses are all currently similar. She also states that the proposal, being taller, is more objectionable than the proposal previously refused.

On the original plans, 2 letters of objection were received from the occupiers of No's 12 and 18 Beach Green, on the following grounds:-

- Extension does not relate sympathetically to the existing character of the locality ;
- It is a larger development than that which was previously refused
- It would 'suffocate' the close in this particular corner;
- Loss of privacy to bedroom of No.18;
- Loss of light and outlook; and
- Overbearing development

2 letters stating no objection were received from 35 Riverbank and 22 Beach Green

[NB. the resident of No.18 Beach Green has requested to speak at the Committee meeting]

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)

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, 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and

help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposal as originally submitted would have effectively joined No.20 and No.18, closing the corner of the square in visual terms. However, the amended plans have set the extension back from the front edge of the building by 1.3m, allowing more of a visual gap to remain when viewed from within the 'square'. It is considered that this makes the extension acceptable when viewed from the front.

The front elevation replicates the design of the terrace, with painted rendered walls, concrete interlocking tiles and second floor windows breaking through the eaves line to create dormers. It will have a lower ridge line than the rest of the terrace and will appear as a subordinate addition, in accordance with the Council's DC Standard. Three rooflights are proposed for the front roofslope (2 in the existing building, 1 in the proposed extension) and these are not considered to be out of character as there are rooflights on other properties within the square.

From the rear, the extension will be visible from the riverbank and in distant views from the footbridge and across the river. A large window is proposed at second floor which will break the eaves and afford the occupants good views over the river. While larger than other windows in the terrace, it is not considered to be visually harmful to the area. Two flat roofed dormer windows are also proposed (one on the existing roof slope and one within the roof slope of the extension). These are well proportioned and leave a reasonable amount of the roof visible. These will be the first dormer windows within the terrace, but other roof extensions and flat roofed additions are visible within the surrounding area and they are subsequently not considered to detract from the visual amenities of the locality.

Residential amenity

The design of the extension has been amended following discussions with the planning officer in an attempt to overcome the objections of the neighbouring occupier at 18 Beach Green.

The setting back of the extension reduces its impact when viewed from the front windows of No.18. Any views from the front windows of the proposed extension towards No.18 will be oblique and unlikely to result in any significant loss of privacy.

The side windows have been reduced in size and will be now be fitted with obscure glass to prevent any overlooking of the garden or rear bedroom of No.18.

Finally, the second floor balcony has been removed and the remaining first floor balcony will be fitted with a privacy screen at the side to protect the privacy and amenity of the occupier of No.18. There is no objection to the proposal from the neighbours to the west (No.22) where permission has recently been granted for a rear balcony (ADC/0123/08).

The extension is to the north west of No.18 and would not affect the amount of sunlight reaching that property. The properties are separated by a 90 degree angle and the extension will be sufficiently distant from the side of No.18 so as not appear as an unduly overbearing feature. The principal windows (including on the north side) and garden area (mainly on the east side) of No.18 will continue to receive light and the outlook would still be acceptable.

It is therefore considered that the amended design successfully avoids any loss of amenity for the adjoining occupiers. It is a considerable improvement over the previously-refused proposal which would have resulted in a significant loss of privacy to No.18, as well as being visually incongruous.

Recommendation

APPROVE for reason that:- REFUSED by Committee

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

5. C1Ci (Standard time limit)
6. C12Eii (External materials to match existing)
7. C14Ai (Permission relates to amended plan 04B received on 6 May 2008)
8. C18C3 (Windows in east side elevation to be obscure-glazed) (amended)
9. C18Eii (No additional windows in east side)
10. No development shall take place until details of the proposed privacy screen to the balcony hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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