Development Management – Delegated Officer Report

Application Number: AWDM/2040/22 **Recommendation: Approve**

Site: **2 Park Road, Shoreham-by-sea**

Proposal: **Retrospective application for approval of increased parapet height to rear extension (approved under application AWDM/0357/22), including minor alterations to rear 1st floor rear windows and ground floor rooflight.**

Date of Site Visit: 1 February 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi detached bungalow on the north side of Park Road. Permission has been granted for a ground floor rear extension, a hip to gable roof extension and rear dormer with juliet balcony. The development is almost complete.

During the construction of the rear extension, it was discovered that the height of the parapet wall has increased by approximately 0.25m. The reason for this increase is that the pitch of the existing pitched roof has been carried through to the pitched roof of the extension, resulting in the pitched roof finishing higher than shown on the approved plans, which dictates the height of the parapet wall.

One further change is that the juliet balcony and doors in the dormer have been removed and replaced with windows and the position of the rooflight on the rear extension has been moved slightly.

Planning History:

AWDM/0357/22 - Proposed ground floor rear extension and rear dormer with juliet balcony - approved

AWDM/0831/22 - Proposed hip-to-gable loft conversion, including amendments to/extension of consented rear box dormer (AWDM/0357/22) - approved

Consultations:

None

Representations

1 letter received from the occupier of 49 Park Avenue:

Why do they require the parapet to be raised? There is no access to the flat roof of the kitchen extension, so this is not for H&S reason.
Why move the roof light? This is so the Homeowner can access the roof via the sliding door that should be a Juliet balcony. It then becomes a terrace, affecting privacy as there is direct line of sight into neighbouring garden and living room.

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 rear extension is visible from Park Avenue and the area of open space directly behind the site. The parapet roof is quite tall but, at only 0.25m higher than the approved design, it is not considered that it results in a materially worse visual impact.

Residential amenity

The neighbour to the east has objected on the grounds that the roof of the ground floor extension could be used as a terrace in future. This is not the intention of the applicant and the removal of the juliet balcony reinforces this notion. Furthermore, the formation of a balcony or terrace requires planning permission in its own right and would require a new application.

The raised parapet does not result in any loss of light or outlook to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 February 2023

Authorised by: Gary Peck Date: 2 February 2023