Development Management - Delegated Officer Report

Application Number: AWDM/1585/14 Recommendation – Approve

Site: 58 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HA

Proposal: Retrospective application for external spiral staircase to rear (Amendment to previously approved application ADC/0568/08)

Date of site visit: 6 January 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a new 3 storey detached dwelling located on the south side of Old Fort Road. Retrospective consent is sought for a metal spiral fire escape staircase which has been part constructed between the first and second floors in the south east (rear) corner of the property. The stairs are a fire escape requirement under the Building Regulations.

Relevant site history

ADC/0568/08 - Replacement detached three-storey, four-bedroom 'eco' house – approved January 2009

Consultations

None

Representations

1 letter of objection received from the occupiers of 60 Old Fort Road:

- Users of the spiral staircase can clearly see over the 1st floor balcony wall into their back garden and rear-facing rooms.
- Views also possible into bedroom windows at side and rear and bathroom.

Relevant Planning Policies

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’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The metal staircase is of a simple, spiral design and does not detract from the character and appearance of the dwelling.

Residential amenity

The staircase is positioned on the eastern boundary and does currently enable views into the rear garden and windows of No.60. However, it has not been completed yet (work stopped after being advised that permission was required). The final design will see the existing balcony screen on the second floor altered and extended to project further out from the house to provide improved privacy for the neighbouring occupiers. Furthermore, the staircase is for emergency escape only and is not for daily use (it is less likely to be used regularly since it does not continue to the ground floor). The applicants are happy to accept a condition requiring the staircase to be used only in emergencies.

On this basis, it is not considered that the presence of the staircase will result in a significant loss of privacy to neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. To be completed within 3 months
2. Parking to be retained
3. Side windows to be obscure glazed
4. No other openings to be formed
5. External stairs to be used in emergencies only
6. External stairs not to be used until obscure screen has been provided as shown on drawings
7. Approved plans

Is recommendation contrary to letter(s) of representation? N

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: 16 January 2015

Authorised by: Gary Peck Date: 16 January 2015