Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1541/12

Site: **24 Kings Walk, Shoreham-by-Sea, West Sussex**

Proposal: **Proposed extension of front roof terrace**

Date of site visit: 29th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow with a large rear two storey extension and single storey flat roof rear extension. There is a front flat roof dormer which currently has double doors leading onto a front terrace which has a maximum width of 4.6 metres and depth of 3.5 metres. There is also a window in the front dormer which serves a bedroom. The chalet bungalow is on the north side of Kings Walk fronting onto the sea, as with many other properties along Kings Walk the terrace faces south onto the sea there is clearly glazed balustading around the terrace.

The applicant proposes to remove the single storey rear extension and revise the internal layout of the dwelling the first floor will be an open plan living space and the bedrooms are proposed at ground floor.

Permission is sought to extend the existing terrace to the east. It will increase from 4.7 metres in width to 8 metres. The existing dormer will be altered to include bi-folding doors with two additional velux windows on the front roof slope.

Representations: - No third party representations have been received.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
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 proposed extension of the front roof terrace will be clearly visible within the street scene as it is to the front of the dwelling over looking Kings Walk and the beach to the south. The front terrace already exists like many other dwellings in Kings Walk which have terraces and balconies to the front over looking the sea. Although the terrace is to be increased in width, this combined with the proposed bi-folding doors cut into the existing roof slope, will not over dominate the existing dwelling. The works are therefore considered to be in-keeping with the character and appearance of the existing chalet bungalow and will have no adverse impact on the street scene.

Residential amenity

The extended terrace extends slightly beyond the edge of the dwelling on the western side and is adjacent to a similar terrace at no. 23 to the west. The proposed terrace will be extended further to the east by 3.5 metres. It will however be set in by 2.5 metres from the edge of the dwelling. The deepest part of the terrace is the existing part (3.5m) with the extended section 2.3 metres deep.

Amended plans have been submitted with privacy screens shown to the east and west side of the terrace. The screens are proposed on both sides as it was considered that the increased size of the terrace could give rise to a more intense use with more space for tables and chairs and be able to accommodate more guests. Also due to the living space being moved to the first floor this would give rise to a likelihood that the terrace would be used more frequently. Therefore this would justify the need for a privacy screen to the west where one currently doesn't exist. To the east there is a secondary bedroom window at no. 25 Kings Walk which faces toward the terrace. As the terrace will be 3.5 metres closer to this window and enlarged it was considered that the privacy screen was required and would be sufficient to restrict any over looking or loss of privacy to the adjacent dwelling. The bedroom window at no. 25 is approximately 9.5 metres from the edge of the terrace as extended. This relationship is therefore considered to be acceptable.

Recommendation

APPROVE for the reason:-

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to use of the extended terrace hereby permitted the obscurely glazed privacy screens as shown on Drawing AS.609B received 7th

February 2013 shall be installed and shall remain unless agreed in writing by the Local Planning Authority.

3. The works shall be carried out in accordance with the following approved drawings: -

Location Plan/Site Plan – received 21st December 2012
Existing plans - received 21st December 2012
Drawing no. AS.609B – received 7th February 2013

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 11th February 2013

Authorised by: Jo Morin Date: 18 Feb 2013