Development Control – Delegated Officer Report

Application Number: ADC/0093/09 **Recommendation – Permit Application**

Site: **22 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RJ**

Proposal: **Second floor rear balcony**

The Application

The application site is located within the built up area of Shoreham Beach on the southern side of Old Fort Road. The original house dates back to the 1950s and has had various alterations and extensions since this time. The most recent developments are currently in the process of being completed on site, these were permitted under application reference ADC/0663/07 and included front and rear extensions with roof extensions. As part of this previously approved scheme a master bedroom with ensuite and dressing room was provided in the roof space with a Juliette balcony facing south to the rear. The current application seeks permission to extend the depth of this balcony by 0.8 metres to make more space for the proposed folding doors. A balustrade is proposed as per the previous application.

Consultations and Representations

Third Parties: **-** No third party representations have been received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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 extension and alterations 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. The proportion of the garden area taken up by a proposal should not be excessive.

Residential Amenity

The main properties to be affected by the proposal are those directly adjacent to the site being nos. 20 and 24 Old Fort Road. No. 24 to the east has a rear balcony facing south. No. 20 is a detached bungalow of smaller scale than no. 22 and 24. The increase in balcony depth is to allow for the proposed folding doors. Although when the doors are open there will be space to stand to the front of the balcony there would be no space for chairs or other furniture. The overlooking to adjacent dwellings will not be significantly greater than with the already approved balcony. The rear of the neighbouring gardens can be overlooked however there is no view into the windows of the adjacent dwellings or the space directly to the rear of the dwellings. In addition the rear gable to no. 22 restricts the view from the balcony towards the west.

Visual Amenity

The proposed alteration to the balcony will not be visible within the street scene it is to the rear of the dwelling. Although the depth will be increased slightly it is not considered that the visual appearance of the building in relation to that previously approved will vary significantly.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer [redacted].....Date.....9/4/09.

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