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Development Control – Delegated Officer Report

Application Number: ADC/0097/09 **Recommendation – Permit Application**

Site: **The Samling 15 Kingston Bay Road Shoreham-by-Sea West Sussex**

Proposal: **Two storey rear extension with balcony**

The Application

The site is located within the built up area of Shoreham beach within a cul de sac of various style properties. A detached dwelling with an attached side garage, with a front driveway and lawn.

Permission is sought to add a two storey rear extension to the dwelling with a hipped gable to a depth of 3.5 metres. The extension will reach the maximum height of the existing ridge at 7.4 metres and will be 4.9 metres wide. The extension will provide an enlarged kitchen at ground floor and master bedroom with ensuite at first floor. Also proposed is a first floor balcony to the eastern side of the extension accessed from the bedroom, which is 2 metres wide and 3.2 metres deep. Also shown on the plans is a proposed conservatory (replacing an existing smaller conservatory.) This does not require planning permission and therefore does not form part of the 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 extensions and alterations should be designed so as not to result in an

unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings. They should be or sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected by the proposal are no. 14 Kingston Bay Road to the east and no. 235 and 233 Harbour Way to the west. The proposed extension is to the western side of the building 3 metres from the western boundary with no. 235. There is a minimum distance of 15 metres between the proposed extension and this property. There are two velux windows in the roof slope which faces west. It is not considered that the proposed extension will result in any loss of light or privacy to the properties to the west in this case.

There is a distance of 13 metres between the proposed extension and no. 14 to the east. Due to this distance there is not considered to be any loss of light or overbearing impact. The proposed first floor balcony faces toward the boundary with no. 14 with full height double doors from the bedroom. It is considered on balance that due to the distance of the balcony from the boundary of the site (11 metres) and the fact that any overlooking will be to the rear garden area and not to the house it is considered acceptable subject to details being submitted in relation to privacy screening to be erected to reduce direct overlooking when seated on the balcony.

Visual Amenity

The proposed extension is to the rear of the property and therefore will not be visible within the street scene. The proposed extension is in keeping in scale and design with the existing building and materials will match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. Prior to use of the balcony hereby permitted details of proposed privacy screening shall be submitted to and approved by the planning authority and work shall be carried out in accordance with such details.
   Reason: - To protect the residential amenities of the occupiers of the adjacent dwelling and to comply with Policy AH7 of the Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer.... [redacted] .....Date... 22/4/09 PB 22/4/09