Expiry Date - 27/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0318/10 **Recommendation – Permit Application**

Site: **98 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HS**

Proposal: **First-floor loft conversion with south-facing balcony at rear and extension of decking across rear of property**

The Application

The application property is a detached hipped roof bungalow located on the south side of Greenways Crescent. The dwelling sits adjacent to a footpath which links Greenways Crescent with Garden Close. It is proposed to convert the loft space into living accommodation and to construct a balcony on the southern roofslope, set within the roofslope, served by sliding glazed doors. A glazed panel 1.2m high will run along the front and sides of the balcony. .A raised terrace is also to be extended across the rear of the property, rising to 0.7m above the ground level at its south west corner.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The roof alteration at the rear will be visible from the twitten between Nos 98 and 100 Greenways Crescent. It will introduce sliding glazed doors in a recess within the roof with a small balcony which will not project beyond the edge of the roof. It is not considered that the alteration will harm the character and appearance of the dwelling or its surroundings.

Residential amenity

The proposed balcony will be partly inset within the roofslope and will not project beyond the eaves of the roof. Consequently, the opportunity for overlooking of neighbouring properties is considered to be less than if it were a traditional form of roof terrace.

To the east, No.100 has an existing roof terrace which has direct views into the garden of No.98. To the west, No.96 is presently partly screened by a tall tree on the boundary and has its own rear single storey extension to a depth of 3.5m. To the south, there is a separation of over 50m to the back of 20 Garden Close. It is not considered that the proposal will result in a loss of amenity for neighbouring properties.

The proposed increase in the size of the terrace should also not result in any loss of privacy. At 0.7m high it will not enable views into neighbouring gardens. No. 96 has a terrace at the rear and such features are not uncommon in the area.

Recommendation

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APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans, date stamped received 1 September 2010:
   Drg A-02 (proposed ground floor plan)
   Drg A-03 (proposed first floor plan)
   Drg A-04 (proposed roof plan)
   Drg A-05 (proposed section A-A)
   Drg A-06 (proposed section B-B)
   Drg A-07 (proposed north elevation)
   Drg A-09 (proposed east elevation)
   Drg A-10 (proposed west elevation)
   and the following plans date stamped received 4 October 2010:
   Drg A-01 Rev A (location and block plan)
   Drg A-08 Rev A (proposed south elevation)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 19 October 2010