Development Control – Delegated Officer Report

Application Number: AWDM/0935/20 Recommendation APPROVE

Site: 4 Havenside, Shoreham-by-Sea, BN43 5LN

Proposal: Cabrio rooflight/balcony to west side roofslope.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached bungalow positioned on the south side of Havenside. The area near the application site is made up of predominantly detached dwellings and are a mixture of bungalows (some with dormers), and two storey dwellings (also some with dormers).

The property is situated close to the beach but separated from it by a row of houses directly behind (Kings Walk). The properties directly to the rear of the application site are two storey.

No. 2 has an existing rear conservatory.

Proposal

The application seeks permission to install a Cabrio rooflight/balcony on the west roofslope of the bungalow.

As the term suggests, the rooflight opens up to become a balcony with side railings.

In its closed state the rooflight measures some 1m x 1.5m

Relevant Planning History: None

Consultation: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a Cabrio rooflight/balcony

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

When closed the rooflight is just that, a rooflight, and there are many examples of rooflights within the wider area, indeed the existing property has a rooflight already within the west roofslope, albeit much smaller.

However when opened, the rooflight transforms into an open balcony area, with external railings, and the glazed rooflight itself becoming a roof. The standing area will be inside the room, not beyond the rooflsope, and is an area where it would already be possible to look out of the rooflight.

It is not considered that the open rooflight, when a balcony, would be overly dominant within the locality which is close to the beach area and already possess other forms of balconies, no. 2 Havenside for example.

Residential Amenity

No. 2 Havenside is the neighbouring property most affected by this proposal as it lies to the west of the proposed rooflight. However, it is not considered that the balcony created by the proposed rooflight when open would result in materially more overlooking than that which already occurs from the existing rooflight. It faces towards the blank rooflsope of No.2 with only oblique views of the rear garden possible. It is also noted that No.2 has its own rear balcony.

The proposal is therefore considered to be acceptable in residential amenity terms.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 11.08.2020

Authorised by: Peter Barnett Date: 11 August 2020