Development Management - Delegated Officer Report

Application Number: AWDM/1938/21 Recommendation – APPROVE

Site: 30 New Barn Road, Shoreham-by-Sea, BN43 6HN

Proposal: Proposed raised deck with steps and balustrade to side and rear elevations

Date of site visit: Assessment has been assisted using the Applicants photos and plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site consists of a semi-detached bungalow on a corner site; the junction with New Barn Road to the front (west) and Rosemary Drive to the side (south). The property has its own residential amenity land on 3no. sides, the front; rear; and side. The site is on rising land.

Currently the property has an existing vehicular access off the corner of the property from the junction with New Barn Road and Rosemary Drive.

The locality comprises a mixture of detached and semi-detached residential dwellings in bungalow; chalets and two storey form

Proposal:

The application seeks permission to provide raised decking with associated steps around the rear south and west corner of the dwelling.

The decking will be an 'L' shape, and will measure approx. 7m long x 2m deep on the south elevation and approx. 3.5m long x 2.5m deep on the east elevation.

Because of the height changes to the land, the height of the decking will vary from approx. 450mm at the front, 550mm in the central section and 700mm at the rear.

The decking will have approx. 1.1m high handrails/spindles around it, together with a 1.8m high privacy screen on the west facing part of the decking.

The steps leading down to the garden will be around the south east corner.

The other changes will be to fenestration on the south elevation (patio doors in lieu of the existing window) and east elevation (a window in lieu of a door)

Consultation: None

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 locality

Visual & Residential Amenity:

The property is on a corner site, with its side elevation facing onto Rosemary Drive, and due to the rising land it is in an elevated position. However, the site is well landscaped with conifer type trees and shrubs, well-manicured and maintained, plus, the piece of land at the side is relatively deep, measuring some 8m from the rear side of the bungalow to the side boundary. With the side section of decking being some 2m deep, that will leave approx. 6m of garden between the decking and the side boundary to Rosemary Drive. It is considered that the existing landscaped tree screening together with the 6m depth of garden which contains the aforementioned landscaping, will be sufficient to largely screen the decking from view from Rosemary Drive.

Glimpses will no doubt be possible, but even so, it is not considered that seeing the decking will result in a material loss of visual amenities to the neighbouring properties.

There is a likelihood that the side of the decking can be viewed from the front, in New Barn Road, and of course visitors to the site will see it as approaching the front door, but the proposed privacy screening will be just that, erected for privacy, and for visitors, it will appear as a boundary screen. It is set well back from the front of the house.

Overlooking is a further consideration, this has to weighed up with what, under normal circumstances, can at the moment be readily viewed from the garden land to the neighbouring properties. Again, because of the existing landscaping and tree screening on the site, and the existing fencing, on the ground visibility to neighbouring properties would be limited, and it is considered that the elevation of some 800mm would be comparable to what exists on the ground.

The property to the front, no.'s 19 through 23, because of their elevated position in comparison to no. 30, would be able to see the decking, but they are some 30m distant, and thereby will not be materially affected by its construction.

To the south side, the most direct property to the site is no. 26 New Barn Road, is some 24m distant and has an outbuilding near its side boundary, and is on much lower land, the combination of which will mean that they will not be materially affected by the decking.

The decking is away from the boundary with the attached property to the north, No.32, and partially screened by an existing conservatory, and will not cause overlooking.

Finally, the property to the rear of the site, no. 1 Rosemary Drive, is on lower land, and although it is positioned the closest to the application being some 13m distant, there are the aforementioned trees and landscaping forming a visual buffer, and no. 1 also has a side garage forming a further barrier, thereby it is considered that the decking is unlikely to result in any unacceptable overlooking to no. 1.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 22.12.2021

Authorised by: Peter Barnett Date: 22 December 2021