Development Management - Delegated Officer Report

Application Number: **AWDM/1153/13** **Recommendation –** Approve

Site: 32 Beach Road, Shoreham-By-Sea

Proposal: Replacement sun room with balcony above to rear with external staircase.

Date of site visit: 17 October 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the seafront on the south side of Beach Road, opposite its junction with Ferry Road. This is a predominantly residential area with a mix of housing types and designs. In the immediate vicinity there are individually designed detached houses on the south side of the street and a mix of bungalows, 5 storey flats and two storey houses on the north side

Permission is sought for single storey rear extension to form a sunroom and to replace the existing sunroom addition. A flat roof would form a balcony area above the rear addition to replace the existing balcony and new external stairs would be constructed at the eastern end of the balcony, linking it to the garden below.

The extension would measure 2.85m in depth and 2.8 metres in height and with the balcony enclosure bringing the overall height to 3.9m with an additional screen at the western side adding a further 0.8m in height on this side.

Relevant site history
SU/108/95/TP/16040 FIRST-FLOOR BALCONY (ON PIERS) AT REAR Approved 13.10.1995

SU/97/97/TP/16935 EXTENSION OF FIRST-FLOOR REAR BALCONY Approved 11.08.1997

ADC/0288/06 Two-storey front extension (west side), widening of garage and front porch Approved 20.10.2006

ADC/0464/07 Replacement wall and railings on eastern, western and northern boundary, including new vehicular and pedestrian gates Approved 10.09.2007

Consultations
None

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The scale of the proposed extension is similar to that of the existing structure. The existing balcony has an obscure glazed screen to the west side where it is closest to the side boundary. A similar screen could be required by condition if approved. To the east the extension and balcony would be well separated from the neighbouring dwelling which is positioned on the other side of a wide pedestrian walkway and grass verges (providing access to the beach). There are no windows in the side wall of the No.2 Old Fort Road to the east. Having regard to the impact of the existing structure and the relationship with neighbouring dwellings, there would be no significant impact on the amenities of neighbouring occupiers subject to the inclusion of screening to the west side of the balcony.

Visual amenity
The proposed additions would be at the rear of the house, but given the beach front location, would be readily visible in the public domain, particularly given the proximity to the public walkway access to the east. The extension would be similar to the existing structure but with the use of aluminium doors, full height glazing to the rear, without a bulky fascia, and with simple glazed balustrade to the balcony, would give a much more lightweight appearance and with the staircase following the same lightweight glazed design.

The extension would be of an appropriate scale and design and would not be harmful to the visual amenities of the site or surrounding area.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Brickwork to match existing
3. Obscure glazed screen to west
4. Permission relates to approved plans:
   Drawing 1119SI 01 entitled 'Site Location and Block Plans' deposited 3 September 2013

Drawing number r931-m793 entitled ‘Site Survey’ deposited 3 September 2013
Drawing number M793 Sheet 3 entitled ‘Building Survey First Floor’ deposited 3 September 2013
Drawing number M793 Sheet 4 entitled ‘Elevations’ deposited 3 September 2013
Drawing number 1119 GA 10 Rev B entitled ‘Proposed Ground & First Floor Plans’ deposited 3 September 2013
Drawing number 1119 GA 11 Rev B entitled ‘Proposed North & South Elevations’ deposited 3 September 2013
Drawing number 1119 GA 12 Rev B entitled ‘Proposed East & West Elevations’ deposited 3 September 2013

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 22 October 2013

Authorised by: Peter Barnett Date: 22 October 2013