expiry.
17.03.08

Development Control – Delegated Officer Report

Application Number: ADC/0187/08 Recommendation - Permit

Site: **10 Riverside House Town Quay Shoreham-by-Sea West Sussex**

Proposal: **Alterations to rear windows to create patio doors and bi-folding doors**

The Application

The application property is a ground floor flat within a two-storey block located on the northern bank of the River Adur within the Conservation Area of Shoreham. It is sited on the east side of the Ship Street Hard.

The proposal is for alterations to the rear (south) windows to create patio doors and bi-folding doors, where currently there is a bedroom window and kitchen window / back door respectively.

To the east is a similar flat (No.9) which has had the kitchen window increased in height so the sill level is lower than that of the application property. Above the property is flat No.14 which has a south facing balcony over the east half of the rear elevation, located above the kitchen window and door of the application property. To the west across the Ship Street Hard is a two-storey building comprising offices.

Consultations and Representations

Contributors: Adur District Conservation Advisory Group have no objection to the proposals.

Third Parties: There are no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

Visual amenity affect on Conservation Area
The proposed alterations as submitted would have resulted in the greater part of the rear elevation of the flat being fully glazed. The existing bedroom window of the property and that of the upper flat (No.14) both are located within a brick panel design to the west of the balcony and kitchen areas of both flats. It was felt that the alteration of the bedroom to patio doors would have had an adverse effect on the appearance of the building due to the resultant amount of glazing within the brick panel feature of the building. The applicant has now amended the scheme and the bedroom window would now be unaltered.

The bi-folding doors would replace the existing rear door and kitchen window. The original feature opens out onto a decked area underneath the upper balcony, and there is a high trellis boundary with plants growing up it and in pots which separates the decked area from the adjacent site (No.9) The addition of the bi-folding doors within this area would appear as a natural addition and would not harm the design of the flats.

Residential amenity
The proposed alterations would not have an adverse effect on the amenity of the neighbouring properties.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci.
2. C14Ai. – 22.05.08

Case officer: [illegible]
Date: 9/6/08

PB 10/6/08