expiry
27.02.08

Development Control – Delegated Officer Report

Application Number: ADC/0001/08 **Recommendation - Permit**

Site: **3 Overhill Southwick Brighton West Sussex**

Proposal: **Small first-floor rear balcony (with privacy screens on north and south sides)**

The Application

The application property is a detached bungalow located within a street of similar properties in the built up area of Southwick. Many of the bungalows within the street have been altered and extended to include rooms in the roof, with dormers and roof extensions.

The proposal is for a rear balcony with north and south side privacy screens.

The property obtained permission for a gabled rear extension (part-hipped) with rooms in the roofspace, including part gable at front (side dormers added as 'permitted development') under ADC/0087/07. Permission was refused for a small rear balcony with north side privacy screen (ADC/614/07) on the gounds that the proposed balcony would through excessive overlooking detract from the residential amenities and quiet enjoyment of No.1 Overhill.

Located directly to the west of the site is an industrial unit used by the Mitsubishi garage located on the corner of Overhill and Old Shoreham Road, to the west of this is another larger retail warehouse fronting Old Shoreham Road. To the north and south are similar scale detached bungalows.

Side dormers to the property were built under permitted development rights.

Consultations and Representations

Third Parties: One letter has been received from the occupier of No.5 to the north, who is in support of the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Development Control Standard No.3 'Extensions and Alterations to Dwellings' states, amongst other things, that proposals should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.

Residential amenity
The property under ADC/0087/07 obtained permission for a pair of doors in the rear gable with a Juliette balcony. The current proposal would enable the occupier to gain access via the doors onto the balcony which would have views towards the west. Two proposed 1.8m high obscure glazing screen would obscure views to the north and south.

The original application looked at the issues of overlooking and it was determined that the only property affected adversely was the bungalow to the south (No.1).

The concern with the original refused application was that if a south side obscurely glazed panel were introduced that it would project over the roof line and create an incongruous and out of keeping feature. As amended the applicant has in-set the south side screen so that this is not the case.

Visual amenity
The proposed balcony is located at the rear of the property and would therefore not affect the character of the streetscene of Overhill. It can be viewed in part from the road to the south between industrial buildings and the Mitsubishi Garage on the corner of the street to the SE, but given the scale of the proposals it would not warrant refusal on visual amenity grounds.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai
3. C14Ai ...received on 11.02.08 and not to the....

PB 12/2/08

Case Officer:
Date: 11/02/08