Expiry 21/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0458/07 **Recommendation – Permit Application**

Site: **19 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **2 storey extension to the rear of the property including a first floor balcony. To provide a new master bedroom suite at ground floor and an internal and external dining area at first floor**

The Application

The application site is located on Shoreham Beach within the built up area. It is a two storey, pitched roof detached dwelling house within a street of other detached dwellings of various types and designs including chalet bungalows, gabled roof two storey dwellings and hipped roof two storey dwellings. The dwelling house has an existing balcony at first floor level which runs the entire width of the property.

To the east of the site is no. 20 Kings Walk a substantial detached two storey dwelling with rooms in the roof. This building extends to the rear (north) further than no. 19 and has a greater maximum height. To the west is no. 18 Kings Walk which as with no. 20 is set back further to the rear, is two storey and higher than no. 19.

Permission is sought to extend the building to the rear at two storey level to provide a fifth, master bedroom at ground floor and en suite bathroom with an extension to the dining area above. Access is proposed at first floor level to a proposed balcony area above part of the ground floor extension. The proposed extension has a total depth of 6.4 metres and a width of 5.1 metres. The full two storey section of the extension has a pitched, gable roof with a maximum height of 6.7 metres. As submitted the remainder of the extension was proposed with a maximum height of 4.4 metres including a frosted glass privacy screen to the proposed balcony.

Consultations and Representations

Third Parties: - 1 letter of objection has been received form the occupiers of no. 20 Woodwards View to the rear of the site, objecting on the following grounds:-

- Do not object to the two storey extension however the proposed balcony would give a total lack of privacy.
- Overlooking to the rear garden and rear living room and bedroom.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, 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 degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity

The proposed extension is to the rear of the dwelling house and will therefore not be visible within the street scene or visible when viewing the property from the beach. The proposed extension will be built in materials to match the existing property and is not considered to be out of scale with the existing building or surrounding built environment. The dwelling house is sited within a relatively large plot and the extension will not dominate the site or have any adverse impact on the character and appearance of the existing building.

Residential Amenity

It is considered that the main properties to be affected in this case are no. 20 and no. 18 Kings Walk the detached dwellings adjacent to the site. The extension is proposed to extend from the western side of the rear elevation within 0.6 metres of the boundary with no. 18. The extension will be at a distance of 1.8 metres from the adjacent dwelling house. It is not considered that there will be any adverse impact on the neighbouring property in this case as the main part of the two storey extension is to extend to the rear by 2.9 metres and this will bring no. 19 in line with the rear of no. 18. There are no primary windows serving habitable rooms in the side, eastern elevation of no. 18 and therefore there is will be no loss of light or overbearing impact in this case.

The part of the extension which includes the ground floor extension and balcony above has been amended from that originally submitted. The side elevation of this part of the proposal which is to be rendered has a maximum height of 3.4 metres which has been reduced from 3.8 metres. Above this frosted privacy glass is proposed to enclose the balcony area at a maximum height of 1.1 metres this has been increased in height from the original

submission which showed a screen only 0.6 metres high. It is considered that this relationship between the proposed extension and balcony and the adjacent property is acceptable. There will be no over looking or loss of privacy due to the increased height of the frosted screening and the obscured glazing which is proposed to the side elevation of the extension. With regards to loss of light of overbearing impact, on balance it is not considered that this impact would be such to warrant a refusal in this case due to the distance from the boundary, the reduced height of the blank wall and the white render which is proposed.

No. 20 Kings Walk to the east of the site is sited at a distance of 7.3 metres from the proposed extension as with no. 18 the main part of the extension will be inline with the rear of this neighbouring property. There will be no adverse impact to the residential amenities of the occupiers of this property in this case.

The occupiers of the dwelling house to the rear of the site, no 20 Woodwards View have objected to the proposal on the grounds of overlooking created by the use of the rear balcony. The rear boundary of this neighbouring property is at a distance of 27 metres from the proposal and the house is a further 37 metres. Due to the distance between these buildings it is not considered that this impact would be such to warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

Subject to : -

1. C1Ci
2. C12Ei
3. C14A3 (Permission relates to application as amended by revised plans received on 18 September 2007)
4. C18Cii .....western side...

AH7
DEV
JF.

Case Officer....VBarker.....Date....19/9/07.....

Planning Services Manager.....[signature].....Date....20/9/07.....

Chair of Planning Committee...A.F. Mills....Date....20/09/07