Development Management - Delegated Officer Report

Application Number: AWDM/0017/19 Recommendation – Approve

Site: 89 Downside, Shoreham-by-Sea, BN43 6HF

Proposal: First floor balcony with glass balustrades above existing projection, to south (rear) elevation.

Date of site visit: 14.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey detached house, situated on a corner site, situated on the south side of Downside and east side of Parkside. It is also positioned on rising ground, with the land falling to the south. The area comprises predominantly detached residential properties of single, one and a half storey and two storey dwelling.

The application site has a single storey west side pitched roof extension, with a further single storey flat roof garage extension to the west side of that. However, from the rear, there is a two storey flat roof side/rear extension, which is attached to the rear of the side pitched roof single storey extension.

The proposal relates to the flat roof two storey side/rear extension, which seeks to provide a balcony from the first floor window using the roof of the square bay window at ground level, as its base.

Relevant Planning History:

SU/193/49 Conversion of garage to living room and erection of new garage.
Approved 04.10.1949

SU/208/00/TP Ground/first floor extension on west side/front.
Approved 23.04.2001

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The existing first floor window of the side/rear two storey flat roof extension would be changed to glazed French doors, and the balcony created at this position i.e. off of the first floor window. The roof of the ground floor bay window will become the base for the balcony. The balcony is shown to be 1.1m high and the screen will be glazed. The floor of the balcony will measure some 600mm x 2m.

Whilst the balcony area could be stood on, the space is very limited and it is unlikely to be able to house a small balcony bistro table and chair. The new French doors will be opening inwards; thereby people could sit within the existing room looking out.

In design terms, it is considered that the new French doors and small balcony would not be out of keeping with the existing dwelling and the street scene.

Residential amenity

The replacement French doors for the existing window will view the same area. Therefore, it is debatable whether more can be viewed out of the French doors as opposed to the existing window. The view from the window/doors would be predominantly over the front gardens of the properties within Parkside and, generally, the properties within the street would block views of the private rear garden spaces.

It is thereby considered that there will be no material increase in overlooking of residential properties within Parkside or Downside, and thereby no material negative impact onto the residential amenities of those properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 19.02.2019

Authorised by: Peter Barnett Date: 19 February 2019