Development Management - Delegated Officer Report

Application Number: AWDM/0307/22 Recommendation – APPROVE

Site: 12 Beach Green, Shoreham-by-Sea, BN43 5YG

Proposal: Single storey rear extension; French doors and balcony to south elevation

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Beach Green in Shoreham and is a 2 ½ storey end of terrace raised dwelling. Because of its raised nature, there is a flight of steps leading to the front entrance door on the west elevation. A rear access door is also accessed by an external flight of stairs. At the top of each of these external stairs is a level platform area directly outside of the doors with seating on the rear platform. There is a set of full glazed opening doors on the first floor of the south elevation, and these have a tight external safety balcony to them.

The remaining properties within the terrace are also raised from natural ground level and a few have also undertaken rear extensions.

The street scene is characterised by properties of various designs, heights and sizes, and many of them have balconies of some form, numerous of them facing onto the road.

Proposal:

This application seeks planning permission to provide:-

- A rear (east) single storey, mono pitch roof with 2no. rooflights, extension shown to measure 3m deep x approx. 4m wide x approx. 4.3m high;
- A side (south) balcony with steps either side of it measuring approx. 2.5m deep x 4.3 wide x 1.1m to top of platform and overall height from the ground to the top of the railings approx. 2.2m;
- New French doors to south side to access new balcony

Consultations: None

Representations: Letter of support from 14 Beach Green

- We are aware of this application and we anticipate it will reduce the amount of light to the rear of our property, as our extension has reduced the amount of sunlight onto our neighbours at no. 16
- We have discussed the potential impact of the extension with no. 12 and have agreed that any extension built does not prevent us from extending out and adding a rooflight if the impact is more significant than anticipated
- In view of the discussions and assurances we made the decision not to raise any objections to the application and will consider our position once the full impact is known.
- Should we decide to extend our property further we would simply infill the gap between our existing extension and the proposed extension at no. 12

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The property is located on the Shoreham Beach Estate where balconies are a common feature and thereby part of the character of the area.

The ground floors of this terrace, are raised from the ground level, meaning that in order to access/egress the entrance doors to the properties, a flight of steps have had to be provided.

The two doors to no. 12, one on the east and the other on the west elevation, both of these flights have a standing platform outside of the door, and one is large enough that it has enabled the occupants to use it as an outside patio type area, (the neighbours also have the same facility).

The proposed balcony will be on the south elevation, and thereby will be facing the street, however, the balcony is set back from the pavement by some 4m from the front, south, boundary wall with and approx. 8m from the pavement kerb on Beach Green at the south. Plus the landscaping and the fact that the ground level of the

property is lower than the pavement at the south, contribute to the balcony not being a dominant feature on the elevation.

In view of the above, the provision of a set of glazed French doors and an additional balcony area on the south elevation, will not be out of keeping with the existing dwelling or the character of the locality in general.

The rear extension will also be viewed from the street, but again for the reasons set out before, it is not considered that it will result in an overly dominant feature in the street scene.

The extension will be close to the side boundary with no. 14, who have a rear extension to the northern half of their elevation, and a rear dormer. And currently there is a timber fence plus trellis onto this neighbouring side to this boundary, which are close to being 3m in height, but at an angle, which separates the two properties, albeit lower than the height of the proposed extension.

No. 14 has a wide window opening and a raised decked area on the rear elevation close to the boundary fence which will lose some light. The fence and the evergreen landscaping, already causes some overshadowing but the extension will be taller although limited to 3m in depth and with a pitched roof which reduces in height as it projects from the house, plus it will have a render finish.

A 45° line from the centre of the neighbouring window, will likely extend beyond the proposed extension at no. 12, thereby minimizing further possible impacts onto no. 14. The existing raised platform area next to the boundary with no. 14 currently results in activity next to the window of no. 14. It is thereby considered that, on balance, the proposed extension at no. 12 will not result in any significant harm to light or outlook at No.14 that would warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.06.2022

Authorised by: Peter Barnett Date: 10 June 2022