Development Management - Delegated Officer Report

Application Number: AWDM/1071/15 Recommendation – Approve

Site: 147 Old Shoreham Road, Shoreham-By-Sea

Proposal: Proposed ground floor rear extension with balcony over

Date of site visit: 5 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on Old Shoreham Road, which backs on to the river and the riverside path. It currently has a first floor balcony at the rear. It is proposed to remove the balcony and construct a flat roofed ground floor rear extension measuring 2.5m deep, 3.5m wide and 2.7m high. The roof of the extension is to be used as a larger balcony than the existing, with railings around.

Relevant site history

None

Consultations

Adur & Worthing Councils: The Engineer has no comments

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1,AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The balcony will be visible from the riverside path, as is the existing, but it is not considered that it would have an adverse visual impact on the area.

Residential amenity

The attached dwelling projects further to the rear and has its own balcony above a ground floor extension. The proposed extension and balcony will be deeper than the existing and there will be the potential for increased overlooking (the existing balcony is set behind the projecting element of the attached property).

The neighbouring dwelling does not have a privacy screen on its balcony and there will be mutual overlooking between balconies as a result of this proposal. The balconies are visible from public views due to the presence of the riverside path to the south and it is not considered that a privacy screen is necessary on this occasion. No representations have been received from the adjoining owner.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. FRA
4. Permission relates to approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 September 2015

Authorised by: Gary Peck Date: 2 September 2015