Ex 14/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0206/09 **Recommendation – Permit Application**

Site: **63 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WL**

Proposal: **Raise existing rear timber decking and provision of wheelchair access to front and rear (including rear access ramp and handrails)**

The Application

The site is located within the built up area of Shoreham. A two storey, terraced house with front and rear garden and an existing single storey flat roof rear extension. As existing french doors lead from the extension onto a raised decked area, with steps down to the remainder of the garden which is at a lower level.

Permission is sought to raise the level of the decking by 90mm to allow level disabled access from the house onto the decking. The development also includes a concrete ramp from the decking to the garden level with a galvanised steel handrail running along the boundary with no. 61 Connaught Avenue.

Due to the drop in ground level from the rear of the house the existing decking is at a height of 0.48 metres from ground level. The additional 90mm will result in a total, maximum height of 0.57 metres. The proposed handrail will have a maximum height from ground level, of 1.6 metres reducing to 0.9 metres.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner/occupier of 60 Connaught Avenue stating that they have no objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of a sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected by the proposed development are no. 65 Connaught Avenue to the north and no. 61 to the south. No. 61 has an existing single storey rear extension to the same depth as the application site. There is a low level brick wall along the boundary with trellis above. The proposed hand rail is adjacent to this boundary and will not extend above the existing brick wall. It is not considered that the increase in height of the decking will have a significant impact on the amenities of the occupiers of the adjacent dwelling. There will be no increased overlooking than already exists between these dwellings.

No. 65 has not been extended and there is a 1.8 metre fence along the boundary adjacent to the existing decking and this reduces to 1.5 metres as the levels drop. As with no. 61 it is not considered that the increase in height of the decking will result in a level of overlooking that would be unacceptable in this case.

Visual Amenity

The decking and ramp is to the rear of the site and is not visible within the street scene. The alterations are required to provide disabled access from the house to the garden and are not considered to have any visual impact on the character and appearance of the existing building and surrounding area.

Recommendation

APPROVE for reason that :- 1PPi

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Case Office [redacted].....Date.....1/7/09.....

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