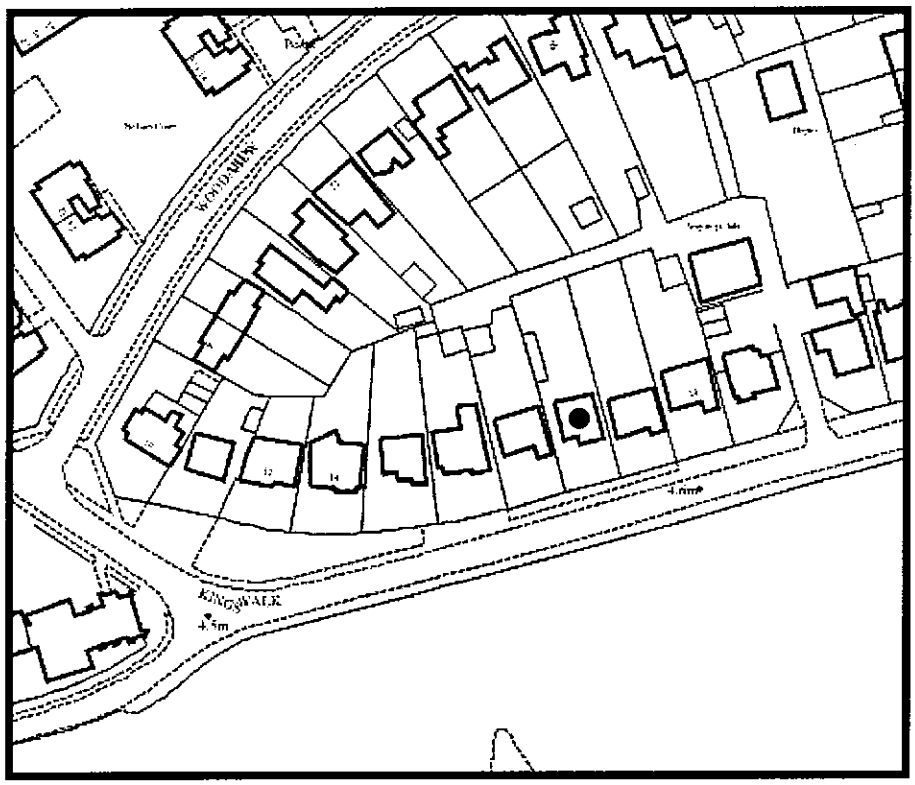
Application Number: ADC/0120/09 Recommendation – APPROVE

Site: **18 Kings Walk, Shoreham-by-Sea BN43 5LG**

Proposal: **Single-storey front extension with roof balcony**



The Application

This application was considered by the Committee at the meeting on 26 May 2009 and it was resolved to grant permission. However, prior to issuing the decision, it became apparent to officers that there were inaccuracies and inconsistencies in the submitted plans. As a result the decision was not issued and corrected plans were requested from the applicant's agent. After some delay, these have now been received.

The corrected plans show that the proposed extension/balcony will project in front of the objector's balcony (at No.17) by 1.2m, not 0.7m as stated by officers at the meeting in response to questions raised by members. This was after the objector had claimed that it projected further than indicated on the applicant's detailed plan. As the Committee's resolution to approve may have been based on incorrect information, the application is placed before the Committee again [NB. the Courts have decided that the decision on a planning application is not made until the actual decision notice is sent to the applicant].

The application property is a detached 1950's house of painted brick and tile construction, located on the north side of the road, directly opposite the beach. The house is of traditional design with a ridged roof (with side gables) and a two-storey gabled front projection.

The proposal is for a single-storey front extension with balcony above. It would provide additional dining and living accommodation and would be 8.8m wide (the whole width of the house), with a depth of 1.4m (east part) and 3.2m (west part). The balcony would be on the flat roof of the proposed extension and would have a 1.1m high surrounding balustrade.

Also proposed is a single-storey rear extension but this is 'permitted development' under the Town and Country Planning (General Permitted Development Order) 1995 (as amended).

To the west of the site is No.17, a similar aged house of slightly larger proportions. It has a first-floor balcony above a ground floor bedroom / study (formerly an integral garage) which projects in front of the house by approximately 2m. To the east is No.19, a detached house which also has a first-floor balcony across the whole front of the property, accessed by sliding patio doors.

Consultations and Representations

Third Parties: A letter from the resident of No.17, the house directly to the west, states that the front balcony would provide clear lines of sight into his bedroom and the ground floor, as the proposed extension would extend in front of his own property. It would destroy any privacy that currently exists and would completely overlook his property. He also feels that the rear extension would reduce light to his groundfloor rear rooms (but this does not need permission).
[NB. a request is made to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted 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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of 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 sympathetic design and materials to the original dwelling and the area in general.

Visual amenity

Kings Walk is comprised of a number of large detached houses and chalet-style bungalows, many of which have flat-roofed groundfloor front projections with balconies accessed from dormer windows or doors inserted at first-floor level. The two immediate neighbours (No's 17 & 19) both have front balconies.

The proposed front extension would project in front of the existing house by 3.2m on the west side and 1.4m on the east (in front of the existing two-storey projection). Despite its flat-roofed design, it would appear sympathetic to the existing houses, including in its scale. It would not result in a house which would appear overdominant within the

streetscene. The extension would project the same distance as the front of No.19 to the east, but would project 1.2m further forward than No.17 to the west. The applicant proposes to fully render the whole exterior of the front of the house, which again would by in keeping with the surrounding area. The addition of the balcony would not be incongruous given the other existing front balconies in the vicinity (No's 17, 19, 23 & 24).

Residential amenity

The main concern is whether potential overlooking from the proposed balcony would be unacceptable. As detailed above, both the neighbouring houses have front balconies which result in overlooking of the front garden of the application site, with balcony at the front of No.17 also having a direct impact on privacy for the applicant's front bedroom. The distance between the balcony at No.17 and the front bedroom window is only 3.5m so the effect on privacy is significant.

It is accepted that the fronts of properties generally have lower levels of privacy due to being on public view from roads and footpaths, and in many cases from dwellings located opposite. In this instance, it is the public beach that is directly opposite and the raised shingle bank allows for an elevated view of the houses in Kings Walk, albeit from a distance of approximately 30m.

The main area of the proposed balcony would be in front of the west half of the house, accessed via a new set of doors to be located in the front of an existing small bedroom and also from a door in the main bedroom (in the west side of the front projection).

The ground floor study/bedroom of No.17 has a side window, although this is currently overlooked by an existing diningroom window in the west side of the applicant's house and from the driveway, and in this respect it is considered that the proposals would be no worse than the existing situation.

The front balcony of neighbouring No.17 is accessed via glazed doors in a front bedroom and, whilst currently there is no direct view of this fenestration, the proposed balcony at No.19 would enable a close view of it, as well as of the balcony itself. As a result, the applicant's agent has agreed to an incorporate a privacy screen into the design of the balcony balustrade that would prevent loss of privacy to No.17.

Whilst obscure-glazed screens are a common feature on balconies in the Shoreham Beach area, they are generally at the rear of properties and not visible in the streetscene. None of the existing front balconies in Kings Walk has any such screens and they can result in a poor appearance. However, it is considered that, in the present instance, a screen is necessary for privacy and, subject to a planning condition to control its design, it would provide an acceptable solution.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C14A3 (Permission relates to application as amended by revised plan received on 12 June 2009)
4. The balcony hereby permitted shall not be commenced to be used until an obscure-glazed privacy screen has been erected on its west side in accordance with details to be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be retained permanently.

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