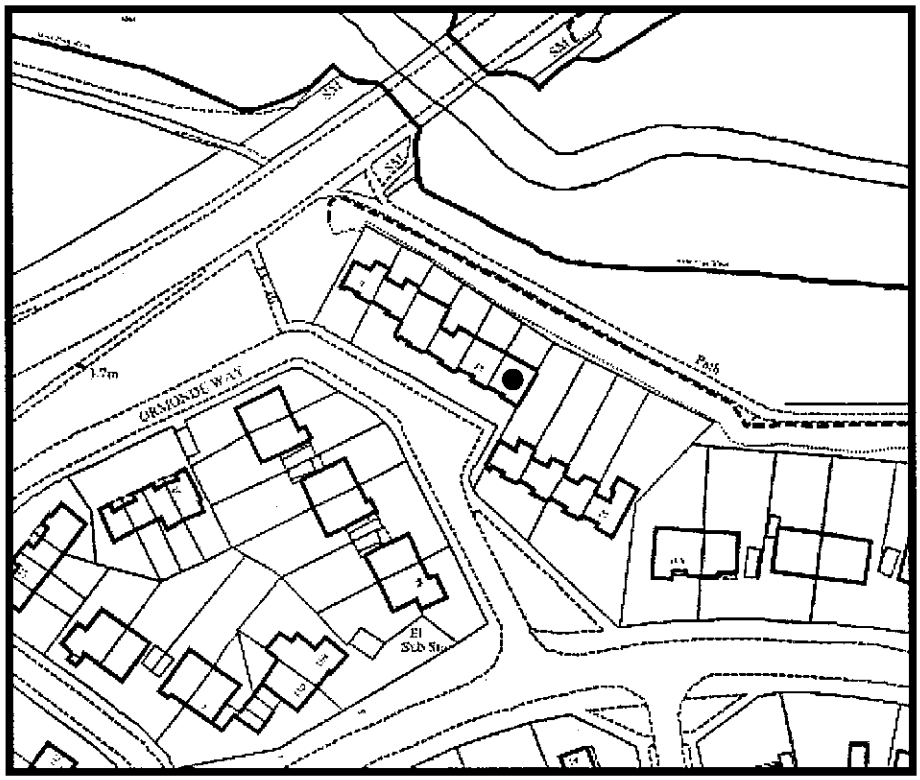
Application Number: ADC/0213/09 Recommendation – APPROVE

Site: **19 Ormonde Way, Shoreham-by-Sea BN43 5YB**

Proposal: **Extension to rear decking**



The Application

The application site is an end of terrace house which backs onto the footpath alongside the river. It has an existing area of raised timber decking at the rear measuring 3.3m wide and projecting from the house by 2.4m at its deepest point (it currently has a chamfered end). It is raised above the garden by 1.2m. The proposal is to extend the decking outwards by between 1.35m and 2.3m, squaring it off and creating a larger decked space.

The application is placed before the Committee because the applicant is an employee of the Council.

Consultations and Representations

Third Parties: No comments received.

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, 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

The extended decking will not appear out of character or appearance with the existing dwelling or its surroundings. The attached house to the west, No.17, also has decking of a similar size. The rear garden of No.19 is set well below the level of the footpath which runs along the riverbank behind the property and the decking will not be a prominent feature.

Residential Amenity

The houses in Ormonde Way are all closely juxtaposed with a significant scope for mutual overlooking of rear gardens. As stated earlier, the attached house (No.17) also has raised decking at the rear and the proposal at No.19 will not result in any significant loss of privacy to that dwelling.

To the south east is No. 21 Ormonde Way, which is set 8m forward of the front of No.19. The rear garden of that house runs alongside No.19 so that views into the garden are possible from the front entrance steps, a side window and the existing rear decking at No.19. It is not considered that the extension of the decking by 1.35m on the boundary with No.21 will result in any material worsening of the present overlooking situation, particularly as the decking is adjacent to the end of the garden of No.21 and the applicant is willing to extend the existing trellis to maintain some privacy.

Recommendation

APPROVE for the reason:-

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. Before the decking hereby approved is first used, the trellis fence shall be extended along the south-east side boundary with No.21 Ormonde Way as shown on the approved drawings and thereafter permanently retained.

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