**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Refuse**
**AWDM/0965/12**

**Site:** **Thalassa, West Beach, Shoreham-by-Sea, West Sussex**

**Proposal:** **Extension of existing front balcony, with side screen**

**Date of site visit:** 11/09/12

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property is a detached two storey dwelling with existing first floor front balcony. It is on the north side of West Beach and fronts onto the Beach. West Beach comprises of a large variety of property styles and design. Permission was granted in 2006 for the existing balcony and privacy screen. SU/16/06/TP.

Permission is sought to extend the existing balcony by 4.9 metres to the full width of the property. As existing the balcony is 7.9 metes wide. New double glazed doors would be installed to access the balcony extension. A 1.8 metres balcony screen is proposed adjacent to the neighbouring property to the east, Fins.

**Representations**

***Third Parties:*** **-** 1 letter received from the owner/occupier of Fins, West Beach. Objecting on the basis of:- Intrusive and unacceptable loss of privacy and noise and disturbance.

- The properties are very close.
- There would be a view directly into the bedroom.
- If you lean over the balcony then there would be overlooking.
- The window facing the balcony is the only opening window therefore there would be noise and disturbance as a result of the proposed balcony extension.

**Relevant Planning Policies**

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 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. However the relevant issues for consideration 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***

It is not considered that the proposed balcony extension and insertion of glazed doors will have any adverse impact on the character and appearance of the existing building or street scene. There is already a balcony at this property and these are common features within West Beach. The proposed glass panels, post and privacy screen are to match existing and are sympathetic to the existing building.

***Residential amenity***

The proposed balcony extension will bring the balcony closer to Fins, the neighbouring two storey dwelling to the east. There will be a distance of less than 2 metres between the balcony and the side bedroom window at Fins which faces west. This window is fitted with clear glazing and is the only openable window serving this room, the main aspect from this bedroom is to the south. Although the proposed privacy screen will avoid any direct overlooking between those using the balcony and the bedroom window the relationship of this development in such close proximity would be unneighbourly. Although it is unlikely that the balcony could or would be used for the gathering of large groups of people it may give rise to some noise on a summer evening and it is considered that its use at less than 2 metres from the only openable window serving the master bedroom at Fins would be unacceptable.

The applicant has written in support of their proposal stating, amongst other things, that the need for the extension to the balcony is for their own privacy reasons, to avoid the overlooking into the master bedroom at his property from the side window at Fins. A privacy screen is also proposed at the other end of the balcony, (it should be noted that there is no objection to this aspect of the proposal.) It is however considered that this does not overcome the unneighbourly impact that would result from the proposed extension to the balcony. The side bedroom window at Fins has been at in place since 1985 and the current occupier was aware of this at the purchase of the property.

**Recommendation**

**REFUSE** for the reason:-

The proposed balcony extension would, due to its close proximity to the neighbouring dwelling 'Fins', give rise to an unneighbourly form of development which would be detrimental to the residential amenities of the occupiers this neighbouring property therefore contrary to Policy AH7 of the Adur District Local Plan.

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Hannah Barker Date: 2nd October 2012

Authorised by: Jo Morin Date: 10 Oct 2012