Development Management - Delegated Officer Report

Application Number: AWDM/1838/21 Recommendation – REFUSE

Site: 11 Saffron Close, Shoreham-By-Sea

Proposal: Installation of a rear balcony to an existing flat roof (retrospective)

Date of site visit: 2nd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property and work is currently nearing completion following consent being granted for the demolition of the existing rear garage and construction of a single storey attached annexe with internal and external renovation of the property, AWDM/0315/18. There are also historical planning consents for a bedroom extension, SU/196/77/TP, porch extension SU/33/78/TP and single storey side extension SU/228/89/TP. The property is separated internally to allow for annex accommodation to the side, the property is divided vertically.

Retrospective consent is sought here for a first floor balcony to the rear of the property. The applicant describes the development as a privacy screen for the bedroom so there is no overlooking from properties to the rear into the bedroom through the French doors. These doors give access from the first floor bedroom to an enclosed area above part of the flat roof extension. The screen is higher on the sides at 1.8 metres and 1 metre to the rear all screens are obscurely glazed.

Representations

1 Objection received from owner/occupier of no. 2 Bay Tree Close: -

- The balcony overlooks my garden and the back of my house.
- No privacy in our garden will remain.
- No information regarding the french doors on the original plans.
- Intimidated and overlooked.
- The balcony looks out of character with the close proximity of all the properties around it.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The existing balcony with screens is a prominent feature to the first floor of the property. It is visible from neighbouring properties and within the street scene. It is a feature which is out of keeping within the context of this locality and does not relate in character and appearance to the existing dwelling or built environment. This form of development is detrimental in this case and would set a precedent for further, similar structures which would further degrade the street scene.

Residential amenity

DM Standard No. 2 advises that "*the addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi□detached properties will therefore usually be resisted*."

The privacy screens to the sides of the balcony will protect views and overlooking toward the properties directly adjacent on either side. However the low level balustrade to the front will give rise to a potential for overlooking and loss of privacy to the properties directly to the rear of the site. Rear windows and gardens will be overlooked from an elevated, external position which results in a harmful and detrimental impact.

Recommendation

REFUSE

The rear balcony forms an obtrusive and incongruous feature that is visually out of keeping with existing development and detrimental to the environment. It will also be harmful to the residential amenities of the occupiers of nearby dwellings thereby conflicting with Policy 15 of the Adur Local Plan, DM Standard No.2 and the NPPF.

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

1. Proactive refusal

Case Officer: Hannah Barker Date: 23rd November 2021

Authorised by: Peter Barnett Date: 23 November 2021