Expiry Date – 31/8 EOT 1/10

Development Control – Delegated Officer Report

Application Number: AWDM/1273/21 Recommendation – Grant

Site: 20 Riverside, Shoreham

Proposal: **Extension of balcony over flat roof at front and replacement balustrade**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/9

Site and Surroundings

This application relates to an end of terrace house on the north side of Riverside Road. As built these houses have half width balconies with black metal railings on their first floor frontages.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to widen the terrace by extending the railings over the porch area and squaring off. It is proposed in a solid white uPVC to match the cladding on the house.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extended balcony will be in front of the applicant's bathroom and adjoining the neighbour's bathroom. The neighbour has not objected and the applicant advises that his neighbour is in support. The windows are obscurely glazed and so overlooking can be avoided.

Character

No. 3 Collingwood Court is an identical property and has extended their balcony in the same manner but with black railings. No permission can be found for this. Other properties nearby have replaced their railings with solid white balustrades i.e. 8 Collingwood, 3, 13 and 15 Benbow Close. Houses opposite in Riverside, which are of a different design and do not front the road, have balconies with glass and timber balustrades.

All houses in this terrace fronting the road have black railings. Ideally the balcony extension would be completed to match. For privacy purposes the applicant is looking for a more solid enclosure and has chosen to use white uPVC to match the cladding on the original house. As this material already exists on the property and in and around the neighbourhood it is not considered that its use would cause significant harm or harm enough to sustain a refusal.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 30/9/21
Authorised and signed by:	Peter Barnett	Date: 30 September 2021