Expiry 15/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0256/08 **Recommendation – Permit Application**

Site: **8 Beach Green Shoreham-by-Sea West Sussex BN43 5YG**

Proposal: **First-floor rear balcony**

The Application

The application site contains a mid-terrace dwelling that has been converted into two flats at ground floor and first floor located on the northern side of Beach Green, within the built up area of Shoreham.

Permission was previously sought for the erection of a balcony to the rear of the first floor flat with the installation of a rear door from the existing conservatory. Support poles were proposed either end to extend to the ground directly below. The balcony was proposed to be 1.4 metres deep and 4 metres wide, the maximum height was 3.7 metres. This application was refused in November 2007 due to the balcony being detrimental to the residential amenities of the ground floor flat resulting in loss of light.

The current application seeks permission for a similar proposal, the balcony has been reduced in depth to 1.3 metres, a 0.1 metre reduction. The height and width remain the same as previously submitted.

Consultations and Representations

Third Parties: - 1 letter of support has been submitted from 18 Beach Green stating the proposed development will enhance the appearance of the rear of these flats giving them a more uniformed look.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 Extensions and Alterations to Dwellings.'
PPS1 'Delivering sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

It is considered that the previous scheme was a balanced case and it was concluded that the proposed balcony would result in a loss of light to the flat below, namely to the kitchen and bathroom. The current scheme presents a reduction by 0.1 metres and it is considered that in the light of this and the fact that the bathroom is not a habitable room and the kitchen is not used for dining as the flat has a separate dinning room the proposal is considered to be acceptable and the loss of light to the rooms below is not such to warrant a refusal in this case. It should also be noted that the increased height of the balcony above the ground floor windows above that of the existing lean to will allow for less of an over bearing impact than as existing.

Visual Amenity

The balcony is located to the rear of the building, in relation to the existing building the balcony will be visually more in keeping than the existing lean to plastic roof which is above the ground floor flat. The proposed balcony is a similar design to those which currently existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. Prior to commencement of works, details of the appearance and finishes of the balcony hereby permitted shall be submitted to and approved by the LPA.
   To protect the visual amenities of the area and to accord with Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer.....Baker.....Date...4/7/08

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