Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1384/12

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

Proposal: **Extension to existing balcony (re-submission of AWDM/0965/12)**

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 which is 7.9 metres wide. Permission was sought to extend the existing balcony by 4.9 metres to the full width of the property with a 1.8 metre balcony screen adjacent to the neighbouring property to the east, Fins. This application was refused for the following 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."

The current application seeks consent to extend the existing balcony however to a lesser extent by 2.7 metres. A sliding door is to be installed at first floor for access to the balcony by the bedroom to the eastern side. As previously proposed there will be a 1.8 metre high privacy screen and the balcony balustrade is to match existing being 1.1 metres high.

Representations

***Third Parties:* -** There have been no third party representations received for this current resubmission application.

A letter was received from the owner/occupier of Fins, West Beach relating to the previous application. 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 sliding door 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. The previously refused application left 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.

As with the previously refused application the proposed privacy screen will avoid any direct overlooking between those using the balcony and the bedroom window. The previous scheme was however considered to be unneighbourly due to the close proximity of the bedroom window and the usable balcony space. The current scheme increases this distance to 4.4 metres from 2 metres as previously proposed. It is felt that this relationship, on balance, is acceptable. There is an increased separation distance between the neighbouring property and the nearest point of the balcony. It is unlikely that the balcony could or would be used for the gathering of large groups of people however it may give rise to some noise on a summer evening and it is considered that this relationship is acceptable.

A privacy screen is also proposed at the other end of the balcony, there is no objection to this aspect of the proposal.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing 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)

1. standard time limit
2. Approved plans

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 letter(s) of representation? Y

Case Officer: Hannah Barker Date: 18th December 2012

Authorised by: Jo Morin Date: 18 Dec 2012