Expiry Date - 04/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0172/12 **Recommendation – APPROVE**

Site: **150 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL**

Proposal: **First-floor balcony across rear elevation (including over proposed rear conservatory)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling at the eastern end of Old Fort Road which backs onto the beach. There is an existing covered area which runs along most of the rear elevation with a small flat roofed extension in the south east corner. It is proposed to remove the covered area and construct a conservatory as permitted development in the south west corner with a first floor balcony across the entire rear elevation spanning the extensions at either end of the property. The balcony will be 2.3m deep and 13.1m wide.

To the west, No. 148 is currently undergoing extensive alteration and extension approved under AWDM/0461/11 and AWDM/1025/11, which includes a large rear dormer. To the east, No.152 has a rear balcony but is located further north than the application property. There is a fence to the side of the balcony with hedge further along the boundary.

Relevant Planning History

No relevant history

Consultations

None

Representations

No representations received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Visual amenity

The proposed balcony would have a steel and timber balustrade around its edge, 1.2m high. It would be similar in appearance to many other balconies which are common features on dwellings which back on to the beach. Consequently, it is not considered to be visually harmful or out of character with the area.

Residential amenity

No privacy screen is shown proposed at the sides of the balcony but it is considered that such a feature is necessary to prevent overlooking of neighbouring gardens. The detail can be reserved by condition.

Recommendation

APPROVE for the reason:-
The proposed development would not detract from the 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).

Subject to Conditions:-
1. 3 year time limit
2. Privacy screens to be erected at sides of balcony prior to first use

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett [redacted] Date: 8 March 2012

Authorised and signed by: [redacted] Date: 8 3 12