Development Management - Delegated Officer Report

Application Number: AWDM/0669/18 Recommendation – APPROVE

Site: 19 Falcon Close, Shoreham-By-Sea

Proposal: Wooden balustrade at first floor south and east elevations to form larger balcony at front.

Date of site visit: 3rd July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling within a cul de sac on the north side of Old Fort Road, Shoreham Beach. The dwelling sits beyond a large green open space which forms the centre of the cul de sac.

The dwelling as existing has a slightly recessed area to the front at first floor which is currently enclosed with metal balustrade and forms a small balcony area. Consent is sought to extend this balcony area above an existing flat roof. The area is to extend a further 2.7 metres in depth and is 2.7 metres wide. Wooden, natural colour balustrade is proposed to enclose the balcony area.

Representations

None received

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues 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

The balcony as existing to the front of the property is clearly visible within the street scene and surrounding area. It will be enlarged and therefore more prominent. It is however not considered that this form of development will be

detrimental to the character and appearance of the existing building or surrounding built environment. Although front balconies are not common within the cul de sac, no. 18 the neighbour to the east has an existing front balcony which is larger than that proposed. This property is different to the application site and the balcony differs in position, appearance and finish. The proposal would not be visually out of keeping in this case.

Residential amenity

The enlarged balcony will allow the occupiers to have a wider view over the frontage of the adjacent neighbouring dwellings and green area to the front and houses beyond to the south. As this is the frontage of the site it is considered that there will not be any increased loss of privacy here. The adjacent dwellings do not currently have private areas to their frontage. The use of the existing balcony at no. 18 is not currently private and also overlooks the application site and adjacent dwellings. As a result of this development mutual overlooking will occur between the balcony area however there is spacing between the balconies with the balcony at no. 17 being set in by approximately 4.5 metres from the boundary. This relationship is considered acceptable for the reasons set out above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Balustrade shall have natural wood finish.

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

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.

Case Officer: Hannah Barker Date: 9th July 2018

Authorised by: Peter Barnett Date: 10 July 2018