Development Management - Delegated Officer Report

Application Number: AWDM/1190/18 Recommendation – APPROVE

Site: 3 Aston House, Freehold Street, Shoreham-By-Sea

Proposal: Alterations to existing ground floor balcony to provide steps to path to west elevation.

Date of site visit: 3rd September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a ground floor flat within a purpose built, 4 storey block of flats. It is on the corner of Freehold Street and Old Shoreham Road. The application relates to the flat facing onto Old Shoreham Road, as existing there is a ground floor enclosed balcony which matches those on the above flats. The building has a uniform appearance.

Due to the needs of the current occupier consent is sought to remove the middle panel of the balcony and create concreate steps and a path leading to the path and highway adjacent.

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 (July 2018)

Planning Assessment

Principle

The proposal comprises changes to an existing ground floor balcony to accommodate the disabled resident. This proposed adaptation has derived from a referral from an Occupational Therapist for the tenant living in the ground floor property. This involves the upgrading of 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 changes to the balcony and new pathway are clearly visible within the street scene, the changes will remove the matching design of all the balconies of this elevation which is a character of the simplistic building design. However when considering the need for these works to create an access to the highway directly from the flat for the occupier's needs, any such loss of identical matching design can be accepted here. Being the ground floor flat the impact is limited as the flats above continue to match in design. Also the main design of the enclosed balcony will remain with screens as existing, the central access with pathway will not be dominant features and these changes are not considered to be visually detrimental in this case.

Although no written representations have been received a local resident made a call stating that there was no need for additional pathways to exit and enter the building. This was not followed up by a written representation and it is considered that despite there being other paths this access directly from 3 Aston House is necessary for the occupier and there would be no justification to refuse consent here.

Residential amenity

The changes to the balcony and new pathway access will not result in any disturbance to any adjacent residential properties. The access will be for the use of the occupiers of the flat only. It crosses a communal lawn with the public highway in very close proximity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 12th September 2018

Authorised by: Peter Barnett Date: 12 September 2018