Development Management – Delegated Officer Report

Application Number: AWDM/1456/22 **Recommendation: Approve**

Site: **5 Providence Way, Shoreham-by-Sea**

Proposal: **Installation of first floor balcony to rear of property.**

Date of Site Visit: 12 October 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an end of terrace townhouse on Shoreham Beach. It has a rear juliet balcony currently at first floor in common with the other houses in the terrace. The application proposes the construction of a balcony at first floor to be supported on two posts. It will measure 1.3m deep and 3.3m wide, set off the boundary with the attached house by 0.7m.

Planning History:

None relevant

Consultations:

None

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The balcony will be at the rear and will not be widely visible. It is a modest addition which will not be visually harmful although it will be the only one visible on the terrace.

Residential amenity

The balcony will have the potential to overlook neighbouring gardens. To the rear there is a blank end wall of the neighbouring dwelling. To the north the nearest properties are flats which are separated by a private road. A number of windows face towards the site at a distance of around 7m and there is the potential for overlooking. To the south, the attached house is already overlooked by the first and second floor windows of its neighbours but a projecting balcony does have the potential to be more intrusive.

Advice in DM Standard No. 2 states that

"*The addition of a balcony to a property anywhere near the boundary would be likely to lead to problems of overlooking. Balconies on terraced or semi□detached properties will therefore usually be resisted*."

In this case, given the extent of overlooking that exists already and the separation of the balcony from the boundary, there may be a case to allow a balcony here. It would be sufficiently separated from the juliet balcony of the neighbouring flat to not cause disturbance to its neighbours should their juliet balcony doors be open.

On balance, it is considered that the proposal is unlikely to cause harm to residential amenity and can be supported. However, it is recommended that a privacy screen be provided at each end of the balcony prior to first use.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. 1.7m privacy screen to be installed at each end of the balcony prior to use and thereafter retained

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: Peter Barnett Date: 14 October 2022

Authorised by: Gary Peck Date: 14 October 2022