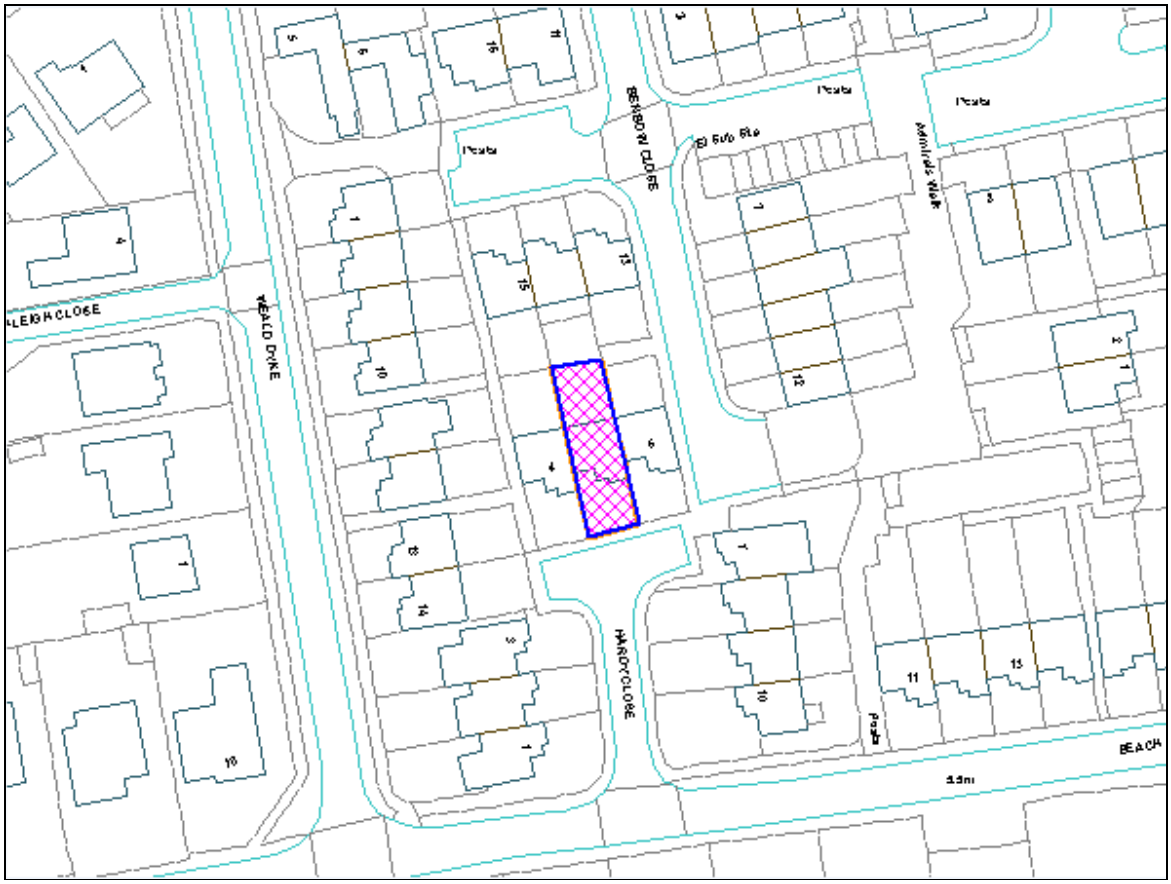
Application Number: AWDM/1603/14 **Recommendation – APPROVE**

Site: **5 Hardy Close, Shoreham-By-Sea, West Sussex BN43 5SA**

Proposal: **Replace existing first-floor steel balustrade to bedroom with glass balustrade on front (south) elevation.**

Applicant: Mrs Sharon Gibson Ward: Marine
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application seeks full planning permission to replace an existing first-floor steel balustrade to bedroom with a glass balustrade on front (south) elevation.

The application site is situated at the northern end of Hardy Close, directly opposite to the road entrance itself and hence is one of the more prominent properties in the street scene. It is the middle of a group of 3 properties of very similar styles.

Relevant Planning History

There is no planning history directly relevant to the consideration of the application. Members are referred, however, to the report relating to the planning application at 7 Hardy Close (reference AWDM/1721/14) which appears elsewhere on this agenda.

Consultations

None undertaken

Representations

1 letter of support has been received stating that the design and materials are more suitable than other existing types used locally. The exterior fabric of the surrounding properties needs updating generally with the original design no longer being fit for purpose. It is stated that not to allow the proposed improvements would be unfair to home owners by imposing retro styling which will impact upon the sustainability and value of the properties.

Relevant Planning Policies and Guidance

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

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'

Adur Submission Local Plan: Policy 15 'Quality of the Built Environment and Public Realm'

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

While each application must be determined on its individual merits, it is considered that the relevant planning considerations are set out in the report for application AWDM/1721/14 at 7 Hardy Close, which appears elsewhere on the agenda.

If members are minded to grant permission for the application at 7 Hardy Close, then a precedent would have been set for the replacement of metal railings serving balconies in the Close with a glass balustrade as proposed under this application.

The key issue is whether the existing harmony between properties in Hardy Close, given they are largely of similar design and contain metal balconies, would be disturbed to a degree that would justify the refusal of planning permission if the existing balconies were replaced on an ad hoc basis by individual houseowners. For the reasons set out in the planning assessment relating to the 7 Hardy Close application, your officers feel that there is likely to be a continuing necessity to replace existing balconies and it is quite clear that the preference of residents is their replacement with glass balconies. Providing that a consistent design approach is adopted as and when such applications are received, then your officers feel that such applications can be supported as the replacement balconies are well designed and will provide a modern appearance that will ultimately improve the appearance of the wider area.

On balance, therefore, and having regard to the conclusions reached in respect of the application at 7 Hardy Close, it is considered that the application can be supported.

Recommendation

To GRANT planning permission subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: To comply with Section 97 of the Town and Country Planning Act 1990.
2) No development shall be carried out unless and until a schedule of materials and finishes of the proposed balcony has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.
   Reason: In the interests of visual amenity saved policy AG1 or AH2 of the Adur District Local Plan.
3) The development shall be carried out in accordance with the approved plans.