Expires 8/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0080/08 **Recommendation – Refuse Application**

Site: **Yacht Club Harbour Way Shoreham-by-Sea West Sussex**

Proposal: **Enlarged replacement balcony (with improved fire escape/access) on SE side**

The Application

The application site is the Shoreham Sailing Club building at 223 Harbour Way, Shoreham. The building is two storeys in height and sits towards the north end of a large grassed field used for the storage of boats associated with the club. The beach fronts the site to the north and east whilst a series of detached bungalows sit along the western boundary.
This application seeks permission to extend a small south facing balcony and fire escape that sits along the entire southern elevation at first floor level. It will be enlarged from its current 1.5 metre depth to 5 metres in depth with a new staircase attached.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	Express concern at the increased use of an elevated, more extensive, outdoor drinking area.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AP7, AR7

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AR7 of the Local Plan states that the District Planning Authority will normally permit extensions to existing recreational facilities subject to (amongst others) the development being of a scale and character appropriate to the locality and not detrimentally impacting on the residential amenity of nearby dwellings.

Visual Amenity

The proposed enlarged balcony will sit off the southern elevation and be completed with timber decking on timber joists with a new central steel staircase and handrailing. It will be predominantly out of sight from the street but in any case will not appear out of character with the 1960's brick built clubhouse.

Residential Amenity

The main concern is the impact the potential use of the enlarged balcony will have on the nearby properties to the west. The clubhouse as current is arranged with the function rooms at first floor level with large glazed doors that open onto a 1.5 metre deep balcony/fire escape across the entire southern elevation (30 square metres of in total). Use of this balcony is restricted by its small depth, hence the siting of garden benches on the hardstanding below as an informal outside seating/eating/drinking area for patrons. The enlargement of the balcony to 5 metres in depth across the entire southern elevation (a total of 100 square metres) would encourage its use as a formal outside socialising area, in turn creating potential noise disturbance to the nearby bungalows. The applicants have acknowledged this use but state that they would consider this use to be limited to the few patrons who stay on after sailing has finished for the day. In any case they state that membership levels are wholly restricted by the number of boat moorings that the site can cater for and will not be increased by this application.

It is noted that the club has a license to extend opening hours five times a year for functions. The enlarged balcony would encourage patrons to use the new outside area during this time as well as on a regular day-to-day basis. Although the site is located 15 metres from the nearest of the bungalows, and the use of the balcony will not necessarily be on a regular or intense basis, it is considered that the potential for it to be more regularly used is sufficient to warrant concern.

The Council's Environmental Health department have stated their concerns that the increased use of an elevated, more extensive, outdoor drinking area will cause community disturbance and their comments are heeded.

It is therefore considered that the size of the proposed balcony too large and is thus sufficient to encourage increased use and consequential noise disturbance to the nearby bungalows, contrary to local plan policy AR7.

Recommendation

REFUSE on ground that :-

The proposed enlarged balcony, by reason of its size, elevated position and subsequent increased use by patrons of the sailing club, would have a detrimental impact on the residential amenities of the locality, particularly at unsocial hours, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AR7).

Case Officer:.....

Date: 19/3/08

PB 20/3/08