Development Management – Delegated Officer Report

Application Number: AWDM/1953/22 Recommendation – APPROVE

Site: Southon View, Western Road, Lancing, BN15

Proposal: Provide additional support to the existing balconies and internal floors on west elevation with the construction of a new galvanised and powder coated steel frame externally with a new balustrade structure independent of the existing concrete floor being constructed at the same time.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

Southon View is a purpose built block of flats 3 stories high, situated on a corner site at the junction of Western Road to the west and Winston Road to the north. Parking to the flats is to the rear, accessed from Winston Road. There are some balconies and a canopy, to the flats at the front facing Western Road.

The locality comprises a mix of residential of single storey, and two storey, together with blocks of flats, Southon View being three storey, and a block of flats to the south on the corner junction with Western Road a Brighton Road, being three and six storey.

The Proposal:

The application seeks permission relating to flat no.'s 1 - 6 to support the existing cantilevered balconies and internal floors, together with replacing the existing external balustrades.

The external materials will be different from that currently existing and will be white powder-coated steel columns and beams to support the existing balconies, as well as a new balustrade structure.

The new columns and beams will effectively be a framework providing the existing balconies with additional support.

Consultations: None

Representations: Lancing Parish Council: Neutral with no objections.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The block of flats is a dominant building in the street scene, largely because of its corner position and its bulk. The building is set back from Western Road and has a large grassed area between Western Road, and a further pavement to the front of Southon View.

The cantilevered balconies are a feature of the block and the works to strength the balconies will result in a metal framework around all of them, effectively encasing the balconies within it.

The framework will be different from what is existing, but it is a relatively open structure and will not prevent the occupant looking out, and will also provide some visual interest to the building.

The glazing to the balustrade will be obscure glass, and the window frames will be white UPVC.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.01.2023

Authorised by: Peter Barnett Date: 26 January 2023