Development Management - Delegated Officer Report

Application Number: AWDM/0006/21 Recommendation – APPROVE

Site: Chesil House, West Beach, Shoreham-By-Sea

Proposal: Replacement steel and glass balcony to front (south) elevation

Date of site visit: Used Google Maps and Photos supplied with supporting statement.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Consent was granted in 2007 for the demolition of a dwelling house and the redevelopment to form 2 detached three storey dwellings, ADC/0481/07. These dwellings Mirage and Chesil Beach were built as mirror images with variation in use of materials however they stand in the street scene as a pair.

Consent was granted at Mirage on the western side, for a front garage extension and two new balconies under AWDM/0953/20 in July 2020. The balconies on both properties were structurally unsound and being supported. Photos show the balconies at both Mirage and Chesil House damaged and in need of repair.

Chesil House is on the eastern side and the balconies at first and second floor are to be removed and replaced with new balconies enlarged in footprint. The original balconies are asymmetric, wider to the outside reducing towards the mutual boundary between the two dwellings. The permitted works at Mirage show balconies of equal depth on both sides. In this case the asymmetric design still remains with an increased depth, squaring off toward the eastern side away from the mutual boundary. The second floor balcony will follow this same layout. A Galvanised steel frame will provide a new structure for the balconies with glass panelled balustrade and polished steel fascia as existing.

Representations

None received

Consultations

Adur and Worthing Council: -

Environmental Health: - No comments
Private Sector Housing: - No comments

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 balconies will result in a visual change to the overall building when viewed within the street scene. However it is clear that improvements and repairs must be made here and this solution can address these issues. In terms of the original redevelopment of the site with the pair of three storey buildings these were designed as a mirror image of each other. Although there was variation of materials the form was the same. When considering the previous consent at Mirage it was not considered that such changes would be detrimental here. The works would result in significant improvements to the current appearance and would therefore upgrade the appearance of the building. Despite the variation that would occur the general form and design of the buildings would remain the same. The changes were therefore considered acceptable in terms of design and visual amenity. The same is the case here, the proposed improvements will change the existing design and will also differ slightly from the approved design at Mirage however the variation is not of any consequence here and is an acceptable solution. The style and materials use will match those permitted at Mirage.

Residential amenity

The depth of the balcony on the inner side adjacent to Mirage is to be increased; however the design will still taper toward the boundary. This will improve the use of the balcony for the current occupiers. It will however give rise to increased use of the

balcony area adjacent to the boundary. There are currently privacy screens at the wider, eastern side of the balconies. The scheme at Mirage was conditioned to have privacy screens on both sides as it was to be squared off and therefore wider and more usable close to the boundary. The proposed design at Chesil House allows for some separation from the boundary due to the balcony still tapering. However there is scope to add a privacy screen on the west side at the second floor balcony. This will be conditioned. On balance the lack of a screen on the first floor balcony on the west side is acceptable, there is currently no screen here and the design does not give rise to a practical solution here. As the balconies are to the frontage there is not total privacy, quiet and separation and therefore this relationship is satisfactory.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Prior to use of the balconies here by permitted privacy screens shall be installed on the east and west side of the second floor balcony and the east side of the first floor balcony. Screens shall be 1.8 metres in height and fitted with obscure glazing. These screens shall remain in place at all times and shall not be altered in any way without prior consent from the Local Planning Authority.

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: 8th February 2021

Authorised by: Peter Barnett Date: 9 February 2021