Development Management – Delegated Officer Report

Application Number: AWDM/0579/24 Recommendation: APPROVE

Site: 13 Benbow Close, Shoreham-By-Sea, West Sussex

Proposal: Ground floor extension with extended balcony above.

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey dwelling within a cul de sac of similar properties on Shoreham Beach. The dwellings were originally matching in design and finish with a front flat roof garage projection with railings and balcony above and white PVC weatherboarding. Over time many of the dwellings have been altered and extended and balconies vary in size, appearance and balustrade material and finish. The original, uniform appearance of the street has become more varied.

Consent is sought here to add a flat roof front extension the same depth of the existing garage, infilling the section to the side. It is then proposed to extend the existing balcony on top of the extension with glazed balustrade.

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 (December 2023)
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 proposed extension and balcony will be to the front of the property and are therefore clearly visible within the street scene. The variation to the front of the terraces will have no adverse impact and will not impact detrimentally upon the character of the street scene or existing building. The front projection and balcony will remain, therefore replicating the existing pattern of development, despite the increased size and balustrade change. There are other styles of balconies and balustrades visible within the context of the site.

The extension is not overly large and does not project beyond the existing front projection; it is subservient to the main dwelling and proposed brickwork will match existing.

Residential amenity

The proposed development will be visible from all adjacent dwellings, however due to the position and the distance from neighbouring properties no adverse impact will occur in terms of loss of light, privacy and overbearing impact. The attached dwelling has the existing balcony on the boundary and this relationship will remain the proposed extension is screened by the existing projection therefore no adverse impact either. The proposed development can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 4th June 2024

Authorised by: Peter Barnett Date: 5 June 2024