

Expiry: 9/7

Development Management - Delegated Officer Report

Application Number: AWDM/0558/26

Recommendation – Approve

Site: 10 Kings Court, Beach Green, Shoreham

Proposal: Installation of patio door and balustrading to form Juliet Balcony on 1st floor flat.

Date of site visit: 10/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a first floor flat in a 3 storey flat roofed block at the junction with Beach Green, Kings Walk, Kings Crescent and Kings Drive.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zone 2 with no known surface water risk.

The existing flat has an enclosed west facing balcony with fixed lower panes and opening upper parts in white aluminium. It is proposed to replace them with full height fixed panes and central sliding patio doors in white uPVC behind a Juliet rail with a white galvanised finish.

Relevant Planning History

No.8

SU/123/81/TP/5035 - Fitting of doors to enclose balcony. Granted.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves 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

Both upper floor flats in this block have enclosed their balconies with patio doors and Juliet railings as proposed in this case.

The development will not be out of keeping.

Residential amenity

The development does not raise any neighbour amenity issues.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. 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: MOK

Date: 23/6

Authorised by: Peter Barnett

Date: 23 June 2026