Expiry Date – 2/9

Development Control – Delegated Officer Report

Application Number: AWDM/1251/21 Recommendation – Grant

Site: Flag Square, Shoreham Beach

Proposal: **Replacement balconies with glass balustrades to Nos 5, 6, 7, 8, 9, 10 and 11 Flag Square**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/8

Site and Surroundings

This application relates to a terrace of 7 three storey dwellings. The houses have first floor front (east) balconies enclosed with painted black metal vertical rails. They are severely decayed/eroded.

The site is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the balconies with stainless steel and glass enclosures as confirmed in the agent's email of 18/8/21.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area.

Character

Balconies on the semi detached house at Nos. 1 and 2 Flag square are solid white. Similar black metal balconies to those to be replaced are on the semi detached houses at Nos. 3 and 4 Flag Square. 5-11 is a terrace of 7 three storey houses. All the balconies on the terrace are to be replaced in steel and glass.

Around the corner at Nos. 15 and 17 Beach Road are the same balconies as now proposed. The Planning committee gave permission for a glass and steel balustrade at 7 Hardy Close back in 2014 (AWDM/1721/14 refers).

The proposed balustrades will not be out of keeping.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 19.8.21

Authorised and signed by: Peter Barnett Date: 23 August 2021