Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0894/13

Site: **37 Woodards View**

Proposal: **Proposed balcony on the front (south) elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

A stainless steel and glass front balcony with folding sliding doors, alongside the installation of weatherboarding to the exterior face of the front gable.

The application property is a detached chalet bungalow on a corner site. The surrounding area is an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The balcony is lightweight in its design and choice of materials and would sit comfortably within the parameters of the front gable, so would not be harmful to the architectural form and shape of the host building.

Front balconies are an established feature in the surrounding area, and the introduction of one on this street would not be out of character with the prevailing appearance of the street and its surroundings.

For these reasons,
Residential amenity – effect on existing dwellings

The front balcony would allow for additional overlooking but this would be directed onto the public street and views into the private rooms of neighbours would be limited to oblique views or some distance across the street.

Therefore any loss of privacy would not be harmful to the residential amenities of immediate neighbours.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the quality of the built environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7

Subject to Conditions:-

1. Standard time limit
2. Approved plans
   Drawing No. 13466-Loc titled Location & Block Plans date valid 31-07-2013
   Drawing No. 1366-01 titled Proposed Floor Plans & Elevations date valid 31-07-2013

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? N

Case Officer signed: Matthew Porter Date: 9-10-2013

Authorised and signed by: Peter Barnett Date: 9 October 2013