Development Management - Delegated Officer Report

Application Number: AWDM/0177/19 Recommendation – APPROVE

Site: Penhill Court, Penhill Road, Lancing

Proposal: Replacement of all existing balcony balustrades with new powder coated handrails/posts and opaque glass panels.

Date of site visit: 19th February 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a purpose built two storey flat roof building accommodating 9 flats. It is on Penhill Road where there is a mixture of houses, flats and bungalows of various style and appearance. Consent is sought to replace the balconies on the existing building as they do not meet current building regulations and are potentially unsafe.

The replacement balconies are to be opaque glass with steel balustrade, these are to be slightly higher than the existing balconies and gaps are to be enclosed between the rails and the glazing. Originally the proposed plans showed the balustrades as black powder coated. The case officer considered that white was a more appropriate colour in this case in the light of the appearance of the building as existing with white window frames and render. Amended plans have been received showing the balustrade to be powder coated in white. The application is determined in accordance with the amended plans.

Lancing Parish Council: - No comment

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 (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 proposed replacement balconies will be clearly visible within the street scene. They are an integral part of the building design and character. The balconies as amended will be a visual improvement to the building. The replacements are for safety reasons however they will also bring about a visual improvement by updating the building with a modern, smart appearance. The simplistic, contemporary balcony design will enhance the appearance of the building within the street scene. The white is an appropriate colour matching the existing building finish sympathetically.

Residential amenity

The balcony replacements will have no adverse impact with regards to residential amenity. Balconies already exist and therefore the impact to neighbours will be unchanged. There may be some additional privacy for the occupiers due to the opaque glazing proposed which is fully enclosed and slightly higher than the existing balconies.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th March 2019

Authorised by: Peter Barnett Date: 19 March 2019