Development Management - Delegated Officer Report

Application Number: AWDM/0714/15 Recommendation – Approve

Site: **139 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL**

Proposal: **Application for a minor material amendment to previously approved AWDM/1142/13. Amendment: change of materials from glass and steel to timber frame and white PCVu on both sides of screen.**

Date of site visit: 23 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the north side of Old Fort Road at the roundabout junction with The Burrells. It has a balcony at first floor level on the western half of the front of the building and permission was granted to extend the balcony across the entire width of the frontage. It will project further out at its eastern end than the existing balcony, measuring 2.1m rather than 1.3m as existing at the western end.

The site lies to the west of a new dwelling at 141. That projects forward of the front wall of 139 and has its own balcony on the south west corner at the front of the property.

The current application seeks to amend the appearance of the balcony to replace the glass panels finish with a timber frame and spindles and to install a 1.8m high white PVCu clad privacy screen to the eastern side.

Relevant site history

AWDM/1142/13 - Extension to existing balcony to front (south) elevation - approved.

Consultations

None

Representations

1 letter of objection received from the occupier of 141 Old Fort Road:

- Height of the screen at 2.25m seems excessively high. It will cast a very large shadow over neighbouring balcony and living area completely block out the afternoon sun.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 balcony will run across the frontage of the dwelling and be significantly larger than the existing but balconies are common features in the street scene and it will consequently not be out of character. No.141 also has a large front terrace in its south west corner.

The balcony will not project further than the approved roof terrace at 141. This will be approximately 0.75m forward of the front wall of 141 but it is not considered to be unduly prominent or intrusive. The use of timber spindles is considered to be acceptable visually. The proposed UPVC cladding to the side screen will match the cladding at the front of the house. Its height has been reduced to 1.8m from the 2.25m originally proposed which is more visually acceptable.

Residential amenity

There are limited views to the west due to vegetation in the front garden. To the east, views towards 141 will be prevented by a 1.8m high screen. The terrace at 141 will also have its own privacy screen and, consequently, no loss of amenity will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Privacy screen to be installed and retained
3. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 8 July 2015

Authorised by: Gary Peck Date: 8 July 2015