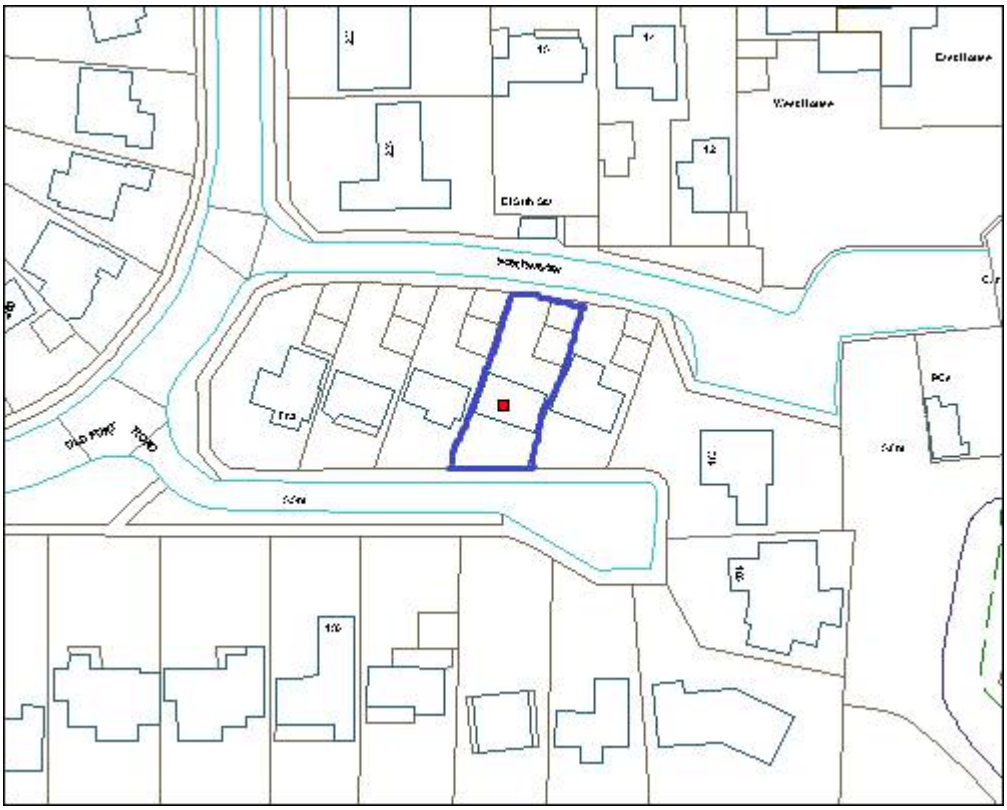
From: Jan Budgen
Sent: 02 July 2014 09:44
To: Jan Budgen
Subject: comm rpt - 179 Old Fort Road

Application Number: AWDM/0728/14 Recommendation – APPROVE

Site: 179 Old Fort Road, Shoreham-By-Sea

Proposal: Installation of glass and steel balustrade and support posts to front balcony

Applicant: Mr Benedict Stride Ward: Marine
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application seeks full planning permission for the erection of a replacement balustrade and support posts consisting of brushed stainless steel and clear glass to be site at first floor level on the front elevation of the property.

The application site is situated at the eastern end of Old Fort Road at the point where it becomes a cul-de-sac. The subject property sits within of a group of 5 properties on the northern side of the

road, all of similar scale, but the immediately neighbouring property to the west has a more modern appearance as a result of a permission granted for alterations in 2012. Further residential properties are situated across the road to the south.

It is understood that the subject property previously had a balcony although this has now been removed. Other properties in the row do have balconies, with the neighbouring property to the west having a glass balcony apparently of similar style to that proposed under this application.

Relevant Planning History

There is no planning history relating to the subject property which is relevant to the determination of the application.

Planning permission was granted in 2012 (AWDM/0216/12) for alterations to the neighbouring property (no.177) which included a balcony on the front elevation.

Consultations

No responses received

Representations

Any representations will be reported verbally at the meeting

Relevant Planning Policies and Guidance

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'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Balconies are a prevailing feature on Shoreham Beach, especially in properties benefitting from sea views. There is no objection, in principle, therefore, to the provision of a balcony, especially in an instance such as this where it is apparent that there was previously a balcony at the property which has subsequently been removed.

It is important, though, to ensure that any symmetry in the street scene is not disturbed as often there are groups of properties on the Beach which have been designed in a similar style and the balconies are often key components in such character. A recent appeal decision in Hardy Close,

further to the west, is of relevance as an Inspector considered that the provision of a clear glass balcony would affect the street scene to an adverse extent, in a road where there were no similarly styled balconies.

In respect of this application, the subject property does sit in a group of properties of similar scale on the northern side of the road, but the immediately neighbouring property to the west has been modernised, attractively, including the provision of a balcony of similar style to that proposed under this application. As a result, therefore, it is not considered that the proposed balcony would adversely affect the street scene.

It is noted that the balcony of the neighbouring property has a privacy screen on its western side but such a screen is not proposed or considered necessary in this proposal as the properties are staggered, meaning that the subject property is in front of the property to the east, while there are no windows in the modernised property to the west.

In light of the above, the application is considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Submission of Materials
3. This permission relates to the approved plans

30th June 2014