Development Management – Delegated Officer Report

Application Number: AWDM/0745/15 **Recommendation – APPROVE**

Site: **14 Fishersgate Terrace, Southwick**

Proposal: **Proposed steel and glass first floor balcony to rear (south) elevation. 1.8 metre privacy screen on western side of proposed balcony.**

Date of site visit: 14.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace dwelling on the south side of the A259 in Southwick. The main entrance is from street level at the front to the ground floor with first floor above. Levels drop steeply to the rear with public access steps from street level to the rear located adjacent to the site to the east. A lower ground floor is accessed from the rear externally where there is a narrow external, enclosed amenity space. The adjacent attached dwellings have a similar situation with amenity space enclosed by a wall at lower ground floor level.

Permission is sought for an external balcony to be erected to the rear of the dwelling. Access to the balcony is proposed to be from ground floor level via French doors. The balcony is to be constructed from galvanised steel with glass balustrade. Poles are to be inserted into the lower ground floor wall to provide the structure. The balcony is to be 3.9 metres wide, 1.3 metres deep with the balustrade being 1 metre high. Amended plans have been received following the request of the planning officer. These show a privacy screen to the western side of the balcony, it is shown as 1.8 metres high and obscurely glazed.

Representations: none received.

Consultations: - Southern Water: - It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a public sewer is not normally permitted by Southern Water. However under certain circumstances building over a minor sewer may be allowed. The conditions associated with the build over to a sewer are contained in Southern Water guidance notes which are available at www.southernwater.co.uk. Should a sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commenced on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119 www.southernwater.co.uk .

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'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed balcony which involves the improvement and alteration to an existing dwelling.

Visual amenity

The proposed balcony is to the rear of the dwelling and is therefore not visible from the main street scene and would not alter the front elevation of the terrace. It would however be visible from public views to the rear of the site. This is therefore not considered to be a concern in this case. The proposal also does not set a detrimental precedent in this case. The balcony is modest in scale and the use of clean modern materials reduces its impact when viewed within the context of the terrace as a whole.

Residential amenity

The main property to be affected is no. 12 Fishersgate Terrace attached to the application site to the west. As with the application site this neighbouring property has a lower ground floor amenity space which will be set below the proposed balcony. There are also rear windows adjacent to the boundary serving no. 12. There could be concern that any occupiers using the proposed balcony could overlook the existing rear amenity space at no. 12 or possibly the ground floor adjacent windows. Amended plans have been received showing a privacy screen on the western elevation of the balcony 1.8 metres high, this is to be obscurely glazed. This will remove any potential overlooking and loss of privacy to the adjacent dwelling. A condition is attached to ensure that this privacy screen is installed prior to use of the balcony and it remains in place at all times.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved plans
3. The privacy screen shown on the approved drawing shall be installed prior to first use of the balcony hereby permitted. It shall remain in place and shall not be removed or replaced without prior consent of the Local Planning Authority.

Informative

1. Proactive Statement – following revisions
2. It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a public sewer is not normally permitted by Southern Water. However under certain circumstances building over a minor sewer may be allowed. The conditions associated with the build over to a sewer are contained in Southern Water guidance notes which are available at www.southernwater.co.uk. Should a sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commenced on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119 www.southernwater.co.uk .

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

Case Officer: Hannah Barker Date: 11th August 2015

Authorised by: Peter Barnett Date: 11 August 2015