Development Management - Delegated Officer Report

Application Number: AWDM/1899/21 Recommendation – APPROVE

Site: 16 Aston House, Freehold Street, Shoreham-By-Sea

Proposal: To replace the balcony door for level threshold single door, open the front of the balcony and install 2no wide steps and concrete path to connect with the original path.

Date of site visit: 23rd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a ground floor flat within a purpose built, 4 storey block of flats. It is on the corner of Freehold Street and Old Shoreham Road. The application relates to a flat facing onto Freehold Street on the south side of the building. As existing there is a ground floor enclosed balcony which matches those on the above flats. The building has a uniform appearance.

Due to the needs of the current occupier consent is sought to remove the middle panel of the balcony and create steps and a path leading to the external amenity space around the existing flats.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the position of this flat being to the ground floor, within a recess and facing onto a hedge enclosing the site it is not clearly visible within the street scene. However the changes will remove the matching design of all the

balconies of this elevation which adds to the character of the simplistic building design. However when considering the needs for these works to create an accessible access for the occupier of the flat this variation can be accepted here. It is not clearly visible within the context of the building as a whole and the main balcony feature will remain, albeit adapted with the side screens remaining.

It should be noted that a similar development was permitted in 2018 on the west side of the building under AWDM/1190/18; that side of the building is more prominent than the current site and therefore there would be no grounds to refuse this application.

Residential amenity

The changes to the balcony will not result in any disturbance to any adjacent residential properties. The access will be for the use of the occupiers of the flat only. Access will be onto the communal lawn with the pavement and public highway in close proximity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Hannah Barker Date: 30th November 2021

Authorised by: Peter Barnett Date: 30 November 2021