Expiry Date - 08/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0799/23 **Recommendation – APPROVE**

Site: **273 Brighton Road Worthing West Sussex BN11 2HG**

Proposal: **Addition of balcony to front at first floor. Single storey canopy for PV solar panels.**

Date of site visit: 19/07/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Brighton Road and opposite the seafront, on the approach in to Worthing from the east. The property comprises of a detached two storey house with white and light green weatherboard cladding to the elevations, a tiled pitched roof and white uPVC windows and doors. The property is set back from the road behind a tarmac and paved parking area and low wall to the frontage.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a first floor balcony and a canopy for PV solar panels to the front of the building.

The proposed balcony would be located to the west side of the existing enclosed balcony to the front of the building and would measure 3.65m wide by 1.8m deep with a floor level of approximately 2.8m high above ground level. The proposed balcony would be constructed from a powder coated steel frame with glass balustrade and metal handrail. There would be a 1.8m high obscure glazed privacy screen to the west side. The balcony would be accessed via a single door from the enclosed balcony and a large opening to bedroom 2. The balcony is of the same design, dimensions and form as that approved under application AWDM/1959/20.

The proposed canopy would extend across the width of the building to the front at approximately 9m wide by 1.1m deep. The canopy would be constructed from an aluminium frame, open to the sides and front and forming a monopitch roof consisting of five photovoltaic solar panels. The eaves of the canopy would be about 2.2m high and the ridge at 2.8m high. The frame support would be powder coated to match the colour of the cladding.

Relevant Planning History:

AWDM/1959/20 - Proposed single storey rear extension and new balcony to west side of existing enclosed balcony to front (south) elevation with 1.8m high privacy screen to west side – Approved

AWDM/1078/18 - Changes of materials of house elevations and garage conversion. Provision of glass veranda to front elevation - Approved

Consultations:

None required

Representations:

One objection received from neighbour:

The projected canopy on the east side front of the house, will block our view from our lounge and reduce the light into that room.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16, DM17
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The property is located on the main approach on the A259 into Worthing from the east and is prominent in the street scene. Properties in the area are mainly two storey detached and semi-detached houses in a wide variety of styles and materials. Balconies to the front are a relatively common feature of the area.

The proposed balcony infills the space to the west side of the existing enclosed balcony and would not extend beyond the front elevation of the building. The steel frame and glazed balustrade would appear as a light and open addition that would not detract from the character of the existing building or appear dominant or visually intrusive in the street scene.

A glazed veranda to the front was approved at this property under application AWDM/1078/18. The approved structure had a similar appearance to that now proposed except for the addition of PV solar panels to the roof. Canopies to the front are not common in the area, although there is a tiled canopy to the

front of No.279. The proposed solar canopy to the front would be the first addition of its kind in the street scene, however it would retain the light and airy appearance of the previously approved glazed veranda with its open front and sides and narrow aluminium framework. The use of PV solar panels for the roof would appear heavier in detail than the previously approved glazing but would not be considered overly dominant in the street scene or to significantly detract from the character of the area.

Sustainability

The building already has solar panels installed to the front roof slope however, the applicants wish to maximise the potential for renewable energy generation. Policy DM16 – Sustainable Design and DM17 – Energy, both support the provision of renewable energy sources to support the Councils commitment to mitigating the impacts of climate change. Although it is recognised that this development will only make a small contribution to this goal, it is still considered to be a positive step in the move towards a low carbon economy. Any minor harm caused to the visual amenities of the street scene as a result of the installation of the PV solar canopy is considered to be outweighed in this instance by the sustainability credentials of the proposal.

It should be noted that approval of this canopy to the front of the building is based largely on the provision of renewable energy and the positive benefits this contributes to mitigating climate change and should not be considered to set a precedent for other additions to the front of properties in the area.

Residential Amenity

The most affected properties are the neighbours to the sides at No.271 and 275 Brighton Road.

No.271 is located to the west side of the application property and has a bay window to the front that extends out beyond the inset front elevation at the application property. The proposed balcony would project slightly further forwards than the neighbour's bay window but no further than the existing enclosed balcony at No.273. An obscure glazed privacy screen of 1.8m high would be installed to the west side of the balcony and would prevent overlooking to No.271 thereby protecting the privacy of the occupants.

No.275 is located to the east side of the application property and would not be affected by the proposed balcony to the opposite side of the building.

The proposed canopy would project 1.1m beyond the front of the building at a height of 2.8m where it attaches to the building with a low eaves of 2.2m high. The canopy would be open to the front and sides and constructed with a slim profile aluminium frame. The only solid part of the structure is the roof consisting of PV solar panels at an angle of 30 degrees. The proposed canopy would not diminish light to the front windows of the adjacent properties or appear overbearing or oppressive.

The proposed works would not have any significant detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Obscure glazed privacy screen
4. Solar PV removed when no longer required/functional

Informative

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.

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

Case Officer: Amanda Haslett Date: 04/08/23

Authorised by: Jo Morin Date: 04.08.2023