Expiry Date – 12/11

Development Control – Delegated Officer Report

Application Number: AWDM/1357/18 Recommendation – Grant

Site: 53 Riverside Road, Shoreham

Proposal: Balcony to existing dormer to rear (north).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11

Site and Surroundings

This application relates to a detached bungalow on the north side of Riverside Road. It backs on to the River Adur. The rear garden level is above internal floor level and the property has a rear decked patio down to the garden. The property also has a rear dormer. The Environment Agency's tidal wall development extends across the bottom of the garden.

The house at No. 57 has a small rear balcony. No. 55 has permission for one, as yet unbuilt.

Proposal

It is proposed to extend the shallow dormer to create French doors and access to small balcony area. The balcony measures 1 metre in depth and is 3.5 metres wide. It is to be enclosed with 1100mm glass guard rails.

Relevant Planning History

ADC/0257/06 – Raised roof with side and front gables and rear dormer. Granted 3.10.06

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impacts of the development on neighbour amenity.

There is a rear balcony at No. 57 and another approved at No. 55. The balcony at 57 does not have side privacy screens. The balcony approved at No. 55 is approved with 1.6 metre side privacy screens, as proposed on submission by the applicant.

The proposed balcony in this case does not include end privacy screens. It is considered that the scale of the balcony proposed, at only 1 metre in depth, will not afford excessive levels of overlooking or much greater than exists from the existing dormer window. Neighbours have not objected to the proposal. As such it is considered that screens are not required in this case.

The modest rear balcony proposed is similar to that at 57 and that approved at 55. It will not be uncharacteristic.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.

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 any representations? No.

Case Officer signed:	MOK	Date: 9/11/18
Authorised and signed by:	Peter Barnett	Date: 9 November 2018