Expiry Date – 22/8, ppa sought to 27/8

Development Control – Delegated Officer Report

Application Number: AWDM/0889/20 Recommendation – Grant

Site: 43 Riverside Road, Shoreham Beach

Proposal: **Proposed raised decking to rear and first floor balcony to rear (North) elevation**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/8

Site and Surroundings

This application relates to a detached chalet bungalow on the north side of Riverside Road. The rear garden extends to the river boundary.

To the west of the site is a vehicle access to the Boathouse, No. 41, which is a boatyard business and dwelling combined (see ADM/0081/20 refers). No. 41 is a single storey building with a room in the roof, north facing only, set behind the application house. Further to the west is a two storey house. To the east is a chalet bungalow set much further back from the road frontage. This property has a first floor north facing recessed balcony and an obscurely glazed west facing dormer.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to add a raised patio at the rear, 500mm in height with an additional 1100mm rail around it. It is 4.06 metres deep. In addition a first floor balcony is proposed off an existing door in the gable formerly enclosed by a Juliet balcony. The proposed balcony is 1.5 metres deep and 4.25 metres wide.

The application has been revised since first submitted to include 1.7 metre high obscurely glazed screens at either end of the first floor balcony.

Relevant Planning History

SU/48/97 - Additional Dormer (With Obscured Glass) On West Side Of Proposed Chalet Dwelling (Amendment To Su/29/97). Granted

SU/29/97 - Detached Chalet-Style Dwelling With Integral Garage. Granted

SU/196/96 - Detached Three-Bedroom Chalet-Style Dwelling With Balconies At Front And Rear And Attached Garage. Refused 1997

Consultations

None undertaken.

Representations

One objection received from the boathouse, No. 41 as follows:

The balcony will encroach on the privacy of the front and rear of the boathouse. Planning permission with rear balcony was refused in January 1997.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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 proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are many examples of balconies to the rear of houses in Riverside Road This proposal will not be out of keeping.

Neighbour amenity

The raised patio will not cause harm to neighbours. No. 45, to the east, has windows in its flank wall facing the site and the existing 1.8 metre high boundary fence. Intervisibility is already available. The patio does not extend the full width of the garden and will be 2 metres off the east boundary. The existing boundary fence on the west side will protect the privacy of the driveway at 41.

The first floor balcony has the potential to afford overlooking of neighbours gardens. As such obscure glazed privacy screens have been added to each end of the screen. The side dormer at No. 45 is obscurely glazed. The screened balcony will not afford significant increased overlooking of windows in the ground floor flank of 45.

The intimate part of the yard area of the boathouse is not visible from this bedroom. The domestic half of the building is on the western half of the building. The driveway will be obscured from view by the privacy screen. The front facing ground floor bedroom window is behind a fence at the end of 37's garden and the front door is hidden from view. Otherwise there are doors to the commercial area in the front, south facing wall. No significant overlooking will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Privacy screens erected prior to first use and retained.*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Yes.

Case Officer signed: MOK Date: 25/8/2020

Authorised and signed by: Gary Peck Date: 25 August 2020