Development Management - Delegated Officer Report

Application Number: AWDM/1142/13 Recommendation – Approve

Site: **139 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL**

Proposal: **Extension to existing balcony to front (south) elevation.**

Date of site visit: 23 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the north side of Old Fort Road at the roundabout junction with The Burrells. It has a balcony at first floor level on the western half of the front of the building and it is proposed to extend the balcony across the entire width of the frontage. It will project further out at its eastern end than the existing balcony, measuring 2.2m rather than 1.4m as existing at the western end.

The site lies to the west of a new dwelling at 141 which is under construction. That projects forward of the front wall of 139 and has its own balcony on the south west corner at the front of the property.

Relevant site history

None relevant

Consultations

None

Representations

None received

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’
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The balcony will run across the frontage of the dwelling and be significantly larger than the existing but balconies are common features in the street scene and it will consequently not be out of character. No.141 will also have a large front terrace in its south west corner.

The balcony will not project further than the approved roof terrace at 141. This will be approximately 0.75m forward of the front wall of 141 but it is not considered to be unduly prominent or intrusive.

Residential amenity

There are limited views to the west due to vegetation in the front garden. To the east, views towards 141 will be prevented by a 1.8m high obscure glazed screen. The terrace at 141 will also have its own privacy screen and, consequently, no loss of amenity will occur.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Privacy screen to be installed and retained
4. Approved plans

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? N

Case Officer: Peter Barnett Date: 14 October 2013

Authorised by: Gary Peck Date: 14 October 2013