Development Control – Delegated Officer Report

Application Number: AWDM/1484/13 **Recommendation – REFUSE**

Site: **145 Old Shoreham Road Shoreham-By-Sea West Sussex BN43 5TF**

Proposal: **Retrospective application to extend existing balcony on south side**

Date of site visit: 06/03/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two storey dwelling with existing first floor rear balcony extended without planning permission. The property is on the west side of the road and its rear elevation faces the River Adur.

Permission is sought to regularise the extension of the balcony by 600mm beyond its current western extent and by 2.3m in width.

Representations

Third Parties:

2 representations received from the occupier of 143 Old Shoreham Road, the dwelling to the immediate south and raising objections on the basis of intrusive and unacceptable loss of privacy and views directly into the rear bedroom.

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’ National Planning Policy Framework

Planning Assessment

Principle

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

Visual amenity

It is considered that the balcony extension even with insertion of side opaque panelling the height of the railing and on brick supports with a concrete floor would represent a rudimentary form of construction given its design and materials, notwithstanding the proposed use of railings that would match the existing. It would be visible from the river and from a path to the west as well as from the land beyond. It would also be visible from the Old Shoreham Road in the gap between nos. 143 and 145 although the resulting change in terms of the street scene would not be significant. There is already a balcony at this property but the design and composition of the proposed additional area would be unsatisfactorily designed further addition.

Residential amenity

The extended balcony brings it further outward. It affords the opportunity to accommodate people to a greater extent than at presently possible and to provide a seating arrangement which cannot be easily achieved currently by virtue of the narrowness of the pre-existing balcony. The result represents a distinctly greater risk of overlooking and disturbance to the neighbouring properties and gardens either side at nos. 143 and 147 Old Shoreham Road. It would result in inter-visibility between the balcony and rear windows of the neighbouring houses and their gardens either side including the bedrooms of these homes.

The applicant has proposed opaque side screens the same height as the railings which would reduce overlooking from those in a seated position. They would not reduce the general disturbance likely to result from the increased usage of the balcony however and would not prevent overlooking from those in a standing position and even if full height screens were proposed, these would not sufficiently protect the neighbouring dwellings against the disruption and disturbance stemming from the likely increased use of the extended balcony.

In reaching these views, regard has been had to the balcony currently affording some scope for overlooking and disturbance but the extended balcony worsens the current situation for the purposes of the neighbouring occupiers and constitutes an unneighbourly and therefore unacceptable form of development.

Recommendation

REFUSE for the reason:-

The balcony extension greatly increases the risk of overlooking and disturbance to the detriment of the occupiers of the neighbouring dwellings at nos. 143 and 147 Old Shoreham Road and by reason of its rudimentary materials and design, constitutes an unacceptable form of development detrimental to the visual amenities of the locality in particular from views from the River Adur and public path to the immediate west and contrary to Policy AH7 of the Adur District Local Plan.

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

Case Officer: L Simmons Date: 4th April 2014

Authorised by: Jo Morin Date: 8 April 2014