Expiry Date - 23/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1648/23 **Recommendation – APPROVE**

Site: **41 Arlington Avenue Worthing West Sussex BN12 4SU**

Proposal: **Formation of front balcony and associated elevation alterations**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Arlington Avenue within a residential area of Worthing. The property comprises of a detached two storey house with stone clad, brick and rendered elevations and a pitched roof. There is a projecting element to the front forming the porch and garage. The property is set back from the road behind a front garden and driveway. There is a large garden to the rear.

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 the addition of a balcony to the front and associated elevational alterations.

The proposed balcony would be erected above the existing porch and garage to the front of the building and would measure 8.5m wide x 1.935m deep. The balcony would have a tinted glass balustrade.

The existing window at first floor would be replaced with glazed sliding doors to provide access to the balcony. The front door and side window to the porch would be replaced.

The application has been amended to reduce the depth of the balcony.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
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 street scene is eclectic in character with detached houses of various design and form. There are several houses further to the north that have balconies to the front which are built in as part of the design of the original building. These balconies tend to be narrow in depth and enclosed behind walls.

The proposed balcony to the front of the application property would be clearly visible in the street scene. The original design was for a deeper balcony that projected forward of the existing building. The application has been amended to reduce the depth so that the balcony would not project beyond the existing porch and garage. Containing the balcony within the existing façade of the building reduces its prominence in the street scene and this would not appear as a dominant or intrusive addition. The tinted glass proposed for the balustrade would keep the appearance light and would not add additional bulk to the building. Given the varied design of buildings in the area and the presence of other balconies in the immediate area, the proposal would not appear out of keeping in the street scene.

The proposed change of opening from a window to sliding doors at first floor would retain the width of the existing window and would not adversely affect the appearance of the façade.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.39 and 43.

No.39 is positioned to the south of the application property and the two turrets to the front project to a similar distance as the proposed balcony. The balcony

would be positioned approximately 5.8m from the boundary with this neighbour and would not result in overlooking or loss of privacy to the neighbours first floor windows.

No.43 is located to the north side of the application property and is positioned slightly further forwards in line with the proposed balcony. There are no first floor windows to the side of No.43 and the balcony would look on to the blank side wall of this property. No overlooking or loss of privacy would occur. There is a gap of approximately 2m between the proposed balcony and the side of the neighbour's house. Despite the close proximity of the balcony to the neighbour's house this is not considered to cause significant noise or disturbance to the adjacent occupiers due to the reasonably narrow depth of the balcony which would limit its use. Furthermore the balcony would not be covered in any way and could not be used in inclement weather.

The proposal is not considered to result in any significant detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Balcony shall not extend beyond existing front porch and garage

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 letter(s) of representation? N

Case Officer: Amanda Haslett Date: 22/01/24

Authorised by: Jo Morin Date: 22.01.2024