Development Management - Delegated Officer Report

Application Number: AWDM/0040/22 Recommendation – APPROVE

Site: 11 Weald Dyke, Shoreham-By-Sea

Proposal: Ground floor extension with extended balcony above.

Date of site visit: 10th March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling within a street of similar properties on Shoreham Beach. It has a front ground floor projection with a balcony above. This is a consistent pattern of development within the street however some variation occurs with the use of different balustrade treatment, some solid, railings and wooden enclosures.

Consent is sought to extend the property to the front at ground floor to infill the recessed area and extend the balcony above along the full width of the property.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development will be clearly visible within the street scene. The front extension will infill the existing recess to the front of the building and will be no closer to the road than existing. The balcony will continue along in the same materials and finish to existing. The character of the street is dominated by the front balconies and these are common features. The balcony extension

in this case will not match those either side, being wider yet the character in general will not be affected detrimentally. It is not considered that the changes to the building will be such to warrant a refusal in this case due to its inconsistency with the adjacent dwellings. Variation occurs due to the use of different balustrade and this further change will be of no concern here.

Residential amenity

The balconies as existing in the street scene front the highway. They are therefore not private amenity spaces. There are public views to and from the street and neighbouring properties. No privacy screens have been erected and the balustrades are low level, some solid, some open in treatment. The extension of the balcony will bring it to the northern edge of the property, adjacent to the balcony serving the property to the north. There is a gap between the properties however mutual overlooking will occur. In the light of the above it is not considered that this will be of concern.

In terms of precedent, permitting this development could give rise to further similar development with balconies within the street being extended the full width of the building. If this was to occur it would not be considered to be harmful. The character of the street scene would be retained.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Material to match existing.

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

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.

Case Officer: Hannah Barker Date: 22nd February 2022

Authorised by: Peter Barnett Date: 22 February 2022