Development Management – Delegated Officer Report

Application Number: AWDM/0227/24 Recommendation – APPROVE

Site: 2 Beach Green, Shoreham-by-Sea, BN43 5YG

Proposal: Replacement of existing timber balcony and balustrade on the front elevation with a new slightly larger steel framed balcony and glass balustrade.
Replacement of existing glass folding doors leading on to the balcony with white UPVC inward opening French Doors to fit existing opening.

Date of site visit: 03.04.2024 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the north side of Beach Green and is a detached 3 storey dwelling. Its flank elevation is facing onto the road and its main, principal elevation, faces to the side (east). The entrance door is to the east elevation and the existing balcony sits directly above the entrance door on the 1st floor.

The dwelling directly abuts the Riverbank footpath to the north, which itself directly abuts the moorings for several Houseboats.

The locality comprises dwellings of varying designs and sizes in detached, semi-detached and terraced form. To the west of the application site is a 3 storey block of flats, 'Dolphin Court', with the ground floor front elevation being garages for the flats, whilst the ground floor rear elevation is living accommodation

The Proposal:

The application seeks permission to:-

- Replace the existing balcony and balustrading on the west elevation of the dwelling with a larger balcony with glazed screen, and with 2no. steel support posts.

Consultations: None.

Representations: None received

Relevant Planning History:

AWDM/0592/20
Single storey rear extension to replace existing conservatory.
Approved 19.05.2020

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The dwelling has an existing balcony and balustrading on its east elevation, which in effect is its side elevation as viewed from the street off Beach Green. It has full length glazed window/doors set in the middle of the width of the balcony. The balcony is at the first floor, directly above the entrance door the dwelling. The dwelling is set at a lower height than the pavement with the ground floor being in this dip. Having said this, this property is still viewed from the street, given the wide vehicular entrance, and the height of the dwelling. The area of land leading from the entrance to the entrance door, has been hardsurface for car parking for the dwelling unit.

Towards the rear of the site, behind the parking area, are steps that lead up to a raised garden area for the property. The boundary wall surrounding the raised garden, directly abuts the 'Riverbank' footpath.

The existing balcony is thereby visible from the street; and the Riverbank footpath. The existing balcony measure approx. 1.285m wide x 690mm deep, and the height from the ground floor area outside of the entrance door is some 2.3m high.

The proposed balcony will measure 2.575m wide x 1.1m deep and will be approx. 2.3m high. The materials for the balcony and safety screen will change from the rail posts on the existing to a glazed screen with steel supports and balustrade. There will also be polished stainless steel, support posts, positioned from the outside corners of the balcony to the ground floor. The deeper balcony area will allow for a small table and seating area.

Although the balcony can be viewed from the street, it is set back into the site and therefore will not be an overly dominant feature. Further, the change in materials from the existing dark stained timber railings to the glazed screen,

will result in a light finish to the balcony, which will merge with the main dwelling in a more uniform manner. The posts will also not be visually overly intrusive.

The glazed balcony on polished steel supports is not considered to materially affected either the existing visual or residential amenities of the area and will be in character to the overall design of the locality.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.04.2024

Authorised by: Peter Barnett Date: 8 April 2024