Development Management – Delegated Officer Report

Application Number: AWDM/0985/23 Recommendation: APPROVE

Site: Chesil House, West Beach, Shoreham-By-Sea, West Sussex

Proposal: Retrospective application for the removal of a dilapidated first and second floor balcony to south elevation and the erection of a replacement balcony. Colour to be changed to matt grey and height of balustrade reduced.

Date of Site Visit: visited when considering previous application and use of enforcement photographs.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

Consent was granted in 2007 for the demolition of a dwelling house and the redevelopment to form 2 detached three storey dwellings, ADC/0481/07. These dwellings Mirage and Chesil Beach were built as mirror images with variation in use of materials however they stand in the street scene as a pair. Consent was granted at Mirage on the western side, for a front garage extension and two new balconies under AWDM/0953/20 in July 2020. The balconies on both properties were structurally unsound and being supported.

Consent was granted at the application site Chesil House under AWDM/0006/21 for the balconies to be removed and replaced with new balconies enlarged in footprint, these were conditioned to have privacy screens and to be galvanised steel.

These have since been constructed with a thicker metal and finished in blue. Enforcement invited an application and advised that support could not be given as existing. The application seeks to reduce the height of the frame in line with the previous approval and to paint the blue frame in matt grey to improve the visual appearance.

Consultations

Adur and Worthing Councils: Environmental Health: - No comment.

Private Sector Housing: - No comment.

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 previous consent was for a slimmer steel frame, galvanised metal finish lower in height. The proposal here is to reduce the height in line with this consent and paint in matt grey. The appearance will therefore be similar to that which was approved, however the frame is thicker in profile. On balance it is considered that the improved finish is significant in reducing the impact and there would be no justification to insist that the frame were to be replaced. The matt grey will be in keeping with the adjacent matching pair and the street scene in general. It would complement the neighbouring building without creating a dominating feature.

Residential amenity

The impact upon the neighbouring properties remains unchanged from the former approval. Privacy screens are to be installed and a condition is attached to ensure that these are in place prior to use of the balcony and that they remain in place at all times.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Work to be completed within 3 months.

3. Prior to use of the balconies hereby permitted privacy screens shall be installed on the east and west side of the second floor balcony and the east side of the first floor balcony. Screens shall be 1.8 metres in height and obscurely glazed. These screens shall remain in place at all times and shall not be altered in any way without prior consent from the Local Planning Authority.
4. Prior to use of the balcony the frame shall be finished in matt grey as shown on the approved plans.

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: 14th August 2023

Authorised by: Gary Peck Date: 15 August 2023