Development Management - Delegated Officer Report

Application Number: AWDM/0032/21 Recommendation – APPROVE

Site: 108 Old Fort Road, Shoreham- by-Sea

Proposal: Retrospective consent for increased depth of balcony with alteration to privacy screens and removal of spiral staircase. (Alterations to previously approved AWDM/0363/19)

Date of site visit: 03.07.18 for previous application and 22.02.21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of Old Fort Road. It is set back on the plot with a large front parking area as with other properties on the south side of the road. Consent was granted in July 2018 for a complete remodelling of the bungalow to create a new two storey dwelling including first floor extensions and alterations to all elevations with first and second floor balconies and external staircase, under reference AWDM/0664/18. The proposals were reduced in scale from that originally submitted and approval given to amendments. Following this consent was granted under AWDM/0363/19 for a full width rear dormer extension and enlarged front dormer with associated alterations, including balcony and external spiral staircase to south elevation.

Works have been completed to the bungalow with the dormers complete. The balcony runs the width of the rear of the bungalow at first floor with a projection adjacent to the eastern boundary. This rear balcony projection has been built larger than permitted under AWDM/0363/19. The original consent showed the balcony projection to be 4 metres in depth, it has been built at 4.4 metres. The spiral staircase on the previous consent has been removed and will not be installed.

Consent is sought here for retrospective consent for the balcony as enlarged and for revisions to the previously approved privacy screens and balustrade. In the previous approval the balcony projection was screened by a 4 metres deep obscurely glazed privacy screen on the east side. The shallower end of the balcony on the west side also showed a privacy screen. The plans as submitted here show the obscurely glazed section of screen reduced in depth to 1.8 metres at 1.8 metres high. Beyond this the screen is clear and 1 metre high. The end section of the projection (0.4 metres) is not screened and is therefore unusable and is effectively a ‘ledge.’ This is the increased depth beyond which was previously permitted. The balcony projection with screening

was permitted at a depth of 4 metres. Consideration here is for the changes to the screening and the increased depth of 0.4 metres.

Representations

Objections received from the owner/occupier of no. 110 Old Fort Road. Objecting to Design, loss of general amenity, overdevelopment, privacy, light and noise.

- The balcony remains the largest on Old Fort Road to add a further 0.3 on top may not seem a lot but adds to the significant loss of light, enjoyment of my garden.

- The look of the structure from the back of my house is overbearing.

- The current structure is enormous and out of keeping with the size of the development and is a clear demonstration of over development.

- The privacy screens themselves will enhance this overpowering look, from my property it will resemble a tall wall.

- No neighbourly thought has been considered by either the applicant or Adur Planning. Plans were passed prior to my ownership.

- To allow a balcony for occasional use yet to know it will ruin the daily enjoyment of neighbours views plus the shadowing along with potential noise at first floor.

- The applicant has built the balcony the wrong size it would never have been passed and shouldn't be allowed now.

- Loss of view and sunset views should be a consideration.

- The balcony should be reduced or moved into the centre of the property.

- This will set a precedent for anyone else along Old Fort Road.

- I ask that the privacy screens are removed to see through the glass balcony allowing light to a degree and that I can build a structure to the same depth.

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 2018)

Planning Assessment

Principle

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

Visual amenity

In terms of overall visual amenity the changes set out here and as built will not differ significantly from that which was previously approved. The increased depth of balcony and changes to the screening do not result in a detrimental impact upon the overall development and the works are in keeping here with the bungalow as developed and the surrounding area within the context of Old Fort Road. As previously considered rear balconies and terraces are commonplace along the beach this will not be out of character and the increased depth and changes to the screens would not give justification for a refusal in this case.

Residential amenity

The main properties to be affected here are No. 110 the bungalow to the east and no. 106 the redeveloped larger dwelling house to the west. The impact of the development proposed under AWDM/0363/19 was fully assessed at the time of consent being granted. In this case the impact of the increase in depth of balcony projection by 0.4 metres and the changes to the screens are all that is for consideration here. The changes to the privacy screens to include an obscure section directly to the rear of the bungalow and then continuing to a lower clear balustrade occurred as a result of discussions with the owner of the adjacent property in an attempt to preserve views to the west. This was agreed by the applicant and it is considered that although it is unusual to not provide privacy screens between properties in this case a compromise was considered acceptable. Mutual privacy will be protected directly to the rear of the dwellings where the balcony will be most commonly used with the extended section open. This will give a more open aspect to the adjacent occupier who has objected to the proposed balcony as completed. This is considered to be an acceptable compromise in planning terms and can be supported in this case. As previously assessed the impact upon the adjacent occupier to the east as a result of the balcony is acceptable and outlook, light and aspect remain to the south and east with some westerly aspect impacted. This impact does not warrant a refusal in the previous or current case. It should be noted that the privacy screen on the west side of the balcony adjacent to the boundary is in situ and will remain.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The obscurely glazed privacy screens and clear balustrade shown on the approved drawings shall be installed prior to use of the external balcony projection. The screens shall remain in place at all times unless written consent is given by the Local Planning Authority.
4. No additional openings shall be formed in the east and west elevation of the building or extensions hereby approved.

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

1. Proactive no amendments
2. PFA informative.
3. Contaminated land informative.

Case Officer: Hannah Barker Date: 2nd March 2021

Authorised by: Peter Barnett Date: 2 March 2021