Development Control – Delegated Officer Report

Application Number: AWDM/1545/13 Recommendation – APPROVE

Site: 11 Beach Road Shoreham-By-Sea West Sussex BN43 5LJ

Proposal: Raising the balcony height by 140mm with horizontal balustrade (powder coated and galvanised with toughened glass) and hardwood handrail

Date of site visit: 11 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a modern 2-storey end of terrace house located on the seafront on the north side of Beach Road in a row of houses of the same design. All the houses have the same configuration with front balconies enclosed by vertical metal railings.

The area is residential in character and the land is flat.

Permission is sought for the alteration of the balcony comprising the replacement of the current railings with horizontal powder coated railings with a hardwood handrail and backed by glass panels. The floor of the balcony would be raised by 140mm and the width of the railings increased enlarging the usable area of the balcony. The soffit would be replaced with a new surround.

Relevant site history

SU/67/78/TP/8756 Screen Wall to side of porch. Permitted.

SU/257/79/TP/8383 Boundary Wall Max Height 20" To West Of Site. Permitted.

SU/92/03/TP/20526 Pitch-Roofed Single-Storey Rear Extension. Refused

Rear Extension SU/244/03/TP/20918. Permitted

Consultations None

Representations None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The main issues are visual amenity and neighbour amenity.

Visual amenity

The proposed railing design would be different to those surrounding the other balconies in the same row of houses. The basic house design and shape of the frontage of the house would be retained however with the balcony projection still predominating as it does with the rest of the row. Despite the slight increase in platform height, the soffit replacement and the increased width of the railings and their horizontal alignment, the overall visual effect would not be significantly discordant. These findings are made in the light of existing variations across the row of houses including garage door colour, soffit design and window configuration which, like the proposed changes, afford individuality without disruption to the basic and prevailing design concept of the row.

Residential amenity

The scale of the proposed balcony railings is similar to that of the existing structure. The increased usable area and slight increase in height would not lead to any significant change in terms of neighbour amenity.

Recommendation

Approve for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved plans:

Informative:

- 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.

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

Case Officer: Lawrence Simmons Date: 30 January 2014

Authorised by: Jo Morin Date: 3 Feb 2014