Development Management - Delegated Officer Report

Application Number: AWDM/0734/22 Recommendation – APPROVE

Site: 132 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: First floor balcony to south (rear) elevation and addition of cladding to all elevations

Date of site visit: 7th June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached, hipped roof chalet bungalow with front and rear dormer. It is of brick and tile construction and has a hipped roof single garage projecting to the front. Consent is sought to clad the bungalow with cedar vertical wood cladding, to the ground floor on all elevations, also the front and rear dormers and the sides and front elevation of the garage. Also proposed is a balcony to the rear with glazed balustrade with access from the rear dormer. The balcony is the width of the dormer plus the area to the west side up to the side elevation of the bungalow. A privacy screen 1.8 metres high is proposed on the west side on the section nearest the bungalow.

The bungalow is on the south side of Old Fort Road, Shoreham Beach. Where there is an eclectic mixture of different property style, use of materials and scale.

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 cladding will alter the character and appearance of the bungalow significantly. It will create a unique style property within the street, within the context of this locality the cladding can be supported and will contribute to the variation and interest within Old Fort Road.

The rear balcony will be visible from public views from the beach and surrounding properties. Rear balconies of various styles are commonplace adjacent to the beach and in principle this development can therefore be supported. It will be in keeping with the existing character and appearance of the locality. The glazed balustrade will complement the existing building design and contemporary finish.

Residential amenity

The main properties to be affected are those either side. The cladding will be visible from adjacent, neighbouring properties however the balcony is only visible from the rear. It will be seen from the gardens either side of the site and the balcony will result in adjacent overlooking. However it is considered that in principle this can be supported as stated above. These properties back onto the public beach and therefore do not have private gardens. The plans show a privacy screen 1.8 metres high on the west side for a partial depth of the balcony. This is to protect the privacy of both those using the balcony and the adjacent bungalow due to the close proximity to the boundary. The other end of the balcony is set in from the east side boundary and the bungalow is positioned further north than the adjacent dwelling house which projects further south with a large balcony without privacy screen, there is also an unscreened balcony beyond this further to the east. This section of the proposed balcony is also narrower. It is considered on balance that in the light of the existing balconies and the relationship with adjacent properties that the proposal as submitted can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Privacy screen
4. Cedar wood cladding

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: 13th June 2022

Authorised by: Peter Barnett Date: 13 June 2022