Development Management - Delegated Officer Report

Application Number: AWDM/0856/18 Recommendation – Approve

Site: 78 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing stair, balcony and balustrade and construction of new stair, balcony and glass balustrade.

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey house on Shoreham Beach. It has an external spiral staircase serving a rear first floor balcony. It is proposed to replace the staircase, balcony on brick piers and metal balustrade with a new straight metal staircase with glazed balustrade, wooden deck on metal posts and glass balustrade in the same position.

Relevant site history

The applicant has advised that the house was built in 1961 with a straight staircase at the rear but this was removed in the 1980s and replaced with the current spiral stairs.

Consultations

None

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 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

The balcony and stairs are currently in a poor state with large areas of rust clearly visible. The proposal will result in a crisper, more modern appearance closer to the original concept for the house.

It is considered that the proposal will have an acceptable visual impact on the house and in wider views from the beach.

Residential amenity

The proposed balcony is to be straighter than the existing (it is currently angled away from the boundary with no.76). This will bring it marginally further from the boundary overall and there is not considered to any adverse impact arising from the new balcony. No privacy screen exists or is proposed, as is common for rear balconies at nos. 76, 78 and 80.

The new stairs will be straight and could result in a slight increase in overlooking to No.76 than currently occurs from the spiral stairs, due to the projection further into the rear garden. However, the stairs will be 4m from the boundary and the extent of overlooking is not considered to be such as to cause a serious loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: Peter Barnett Date: 6 September 2018

Authorised by: Gary Peck Date: 7 September 2018