Development Management - Delegated Officer Report

Application Numbers: AWDM/1691/14, AWDM/1697/14, AWDM/1700/14, AWDM/1701/14,

Recommendations – GRANT permission

Sites: **No's 9 (Application 1691), 8 (1697), 10 (1701), 7 (1700), Benbow Close, Shoreham-by-Sea**

Proposals: **Replacement of weather-damaged metal railings to a balcony with toughened glass panels in a stainless steel frame (identical proposal for each property)**

Date of site visit: Various to view these and other nearby sites

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

These 4 proposals are identical applications for the replacement of weather damaged metal railings to existing balconies with toughened glass panels in a stainless steel frame and are also identical to the application granted permission at 12 Benbow Close (AWDM/1154/14) in December 2014.

The properties are in a row of 6 identical houses on the eastern side of Benbow Close. All have metal railings at present which have over time become weather damaged to varying degrees.

There is a mix of dwelling types and styles in the vicinity but properties are generally sited together in groups of 3s and 4s.

Relevant site history

There is no planning history directly relevant to the properties which are the subject of this application but there is relevant planning history to properties nearby:

AWDM/1154/14 – 12 Benbow Close: Replacement of weather-damaged metal railings to a balcony with toughened glass panels in a stainless steel frame, granted permission in December 2014

AWDM/0113/14 – 7 Hardy Close: Replacement balustrade to existing balcony on front (west) elevation, refused and appeal dismissed in 2014. An amended proposal is currently being considered under reference AWDM/1721/14.

Consultations

None undertaken for any of the applications

Representations

None received for any of the applications

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'
Proposed Submission Adur Local Plan 2014
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues relating to proposals of this type were set out in the Committee report regarding the application at 12 Benbow Close, which has now been granted permission.

An application at nearby Hardy Close had been refused and an appeal dismissed because the Inspector felt that as all of the properties had metal railings, the replacement with a glass panelled balcony (albeit with opaque glass rather than clear glass as proposed here) would disturb the symmetry of the dwellings to the visual detriment of the surrounding area.

The properties which are the subject of this application are in an individual group of 6 properties and therefore, as such, the symmetry argument could apply again. However, this issue was considered in the assessment for the 12 Benbow Close application and it was noted that there were a number of differences in detailing in the 6 properties including that some had converted their garages while others had not, and there were differences between the weatherboarding and window detailing amongst the properties. Accordingly, permission was granted for the identical proposal at number 12 which clearly is a material consideration in the determination of this application.

The application at number 12 was considered on its individual merits as acceptable and the applications which are the subject of this report have also been considered individually. However, their timing of submission so close together and subsequent correspondence suggests that work will be completed on these properties (5 out of the 6 in the row) at the same time, which further reduces any concern regarding the symmetry of the row.

Balconies of this type have already been installed at a number of locations elsewhere on the Beach and given the design of the new Adur Ferry Bridge can be seen to be in keeping with the design approach adopted there. Accordingly, it is recommended that permission is granted for each application.

Recommendations

APPROVE each of the applications

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 97 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the approved plans

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 12 January 2015

Authorised by:  Date: 13th January 2015