Development Management - Delegated Officer Report

Application Number: AWDM/0559/16 Recommendation – Approve

Site: 275 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Balcony with privacy screens at second floor south elevation.

Date of site visit: 4 March 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the south side of Upper Shoreham Road, close to Buckingham Park. A Certificate of Lawfulness has recently been granted for the construction of a large flat-roofed dormer on the rear roofslope with Juliet balcony. This application seeks permission to form a balcony at 2nd floor level with access from the proposed dormer. The balcony would be located on the west side of the property over a two storey projection at the rear that currently has a hipped roof. The roof would be removed to form the balcony, with a 1.1m high glazed balustrade to the front and 1.8m high obscure glazed privacy screens to each side. The balcony would measure 3m wide and 1.7m deep.

Relevant site history

AWDM/1863/15 - Application for Lawful Development Certificate for proposed rear dormer to south elevation – granted

AWDM/0208/16 - Balcony at second floor south elevation – refused for the following reason:

"*The proposed balcony, by reason of its elevated position at second floor, would be an unneighbourly and intrusive feature, resulting in overlooking and a loss of privacy for adjoining occupiers to the detriment of their residential amenity. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan, supplementary planning advice in Development Control Standard No.3 "Extensions and Alterations to Dwellings" and the relevant paragraphs of the National Planning Policy Framework relating to good design and sustainable development*."

Consultations

Southern Water – No objection

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 would be at the rear but it would be visible from the street due to the space between the site and its neighbour and the elevated location of the balcony. The approved Certificate of Lawfulness includes the removal of the pitched roof over the existing rear projection so the current proposal would not have a significantly worse visual impact. On balance, the proposal is considered to be acceptable in visual amenity terms.

Residential amenity

The proposed balcony would be at 2nd floor level which is higher than most balconies at the rear of two storey dwellings. There is a first floor balcony on a couple of properties to the east of the site but this would be the first balcony at this higher level. This amended proposal introduces 1.8m high obscure glazed screening to the sides and views towards neighbouring properties would be limited.

On balance, it is not considered that the proposal would result in a significant loss of amenity for neighbouring residents and this amended proposal can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Screen to be erected prior to use

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: 12 May 2016

Authorised by: Gary Peck Date: 12 May 2016