Development Management - Delegated Officer Report

Application Number: AWDM/1373/20 Recommendation – APPROVE

Site: 13 Ormonde Way, Shoreham-By-Sea, West Sussex

Proposal: Front balcony at first floor level.

Date of site visit: No site visit use of photographs and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a terraced town house within a row of similar properties originally built in matching appearance. Consent is sought for a wooden balcony at first floor to the front of the building. 1.8 metres in depth, set in from the boundaries of the building frontage.

Double doors are proposed to access the balcony which will be supported by timber piers and timber railings.

Adur and Worthing Council: - Environmental Heath – No comment

Private Sector Housing – No comment

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed balcony is to the front of the building and will therefore be clearly visible within the street scene. However it is modest in scale and will not over dominate the frontage of the building or the street scene. The end of terrace property, no. 9 has a similar balcony as existing and therefore such a feature will not be out of keeping here. The materials are matching that of the existing balcony and the scale is similar.

Residential amenity

Due to the application site being set forward the neighbouring dwelling to the west no. 11 is impacted by the side wall of the existing building. The balcony will extend beyond this however it is set in from the boundary so there will be no adverse impact in terms of overbearing impact and loss of light or overlooking as a result of the use of the balcony. No. 15 to the east is in line with the application site, however the balcony is set in from the boundary and in a slightly recessed area. There will be no significant adverse impact here.

The balcony will be clearly visible to the occupiers opposite. However no additional overlooking will occur than already exists here. No private amenity space will be overlooked as a result of the balcony. The existing balcony at no. 9 also overlooks to the front as would be the case here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 1st December 2020

Authorised by: Peter Barnett Date: 1 December 2020