Development Management - Delegated Officer Report

Application Number: AWDM/0953/20 Recommendation – APPROVE

Site: Mirage, West Beach, Shoreham-By-Sea

Proposal: Demolish existing front timber balconies and replace with galvanised steel frame and glass balconies, front garage extension.

Date of site visit: Used Google Maps and Photos supplied with supporting statement.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Consent was granted in 2007 for the demolition of a dwelling house and the redevelopment to form 2 detached three storey dwellings, ADC/0481/07. These dwellings Mirage and Chesil Beach were built as mirror images with variation in use of materials however they stand in the street scene as a pair.

Mirage is the dwelling on the western side of the site, consent is sought here to replace the front balconies both at first and second floor at this dwelling. The balconies are currently structurally unsound and being reinforced, supporting information submitted with the application shows photos of the balconies at Mirage and Chesil House both damaged and unusable and in need of repair. The current application is for Mirage only.

The balconies are to be removed and two new balconies are proposed. The current balconies are asymmetric, wider to the outside reducing towards the mutual boundary between the two dwellings. The proposal here shows the balconies equal depth on both sides. The overall width of the balconies is also increased slightly to be in line with the outside wall of the ground floor garage which is to be extended at the front by 1.5 metres in depth. The first floor balcony will sit above this. A Galvanised steel frame will provide a new structure for the balconies with glass panelled balustrade and polished steel fascia as existing. The ground floor garage extension will be completed in white render to match existing.

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)

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 changes to the balconies and garage will result in a visual change to the overall building when viewed within the street scene. However it is clear that improvements and repairs must be made here and this solution can address these issues. In terms of the original redevelopment of the site with the pair of three storey buildings these were designed as a mirror image of each other. Although there was variation of materials the form was the same. It is however not considered that such changes to Mirage would be detrimental here. The works would result in significant improvements to the current appearance and would therefore upgrade the appearance of the building. Despite the variation that would occur the general form and design of the buildings would remain the same. It is also likely that similar work will need to be carried out at Chesil House to remedy the same issue. The changes are therefore considered acceptable in terms of design and visual amenity.

Similarly the variation in materials between the two buildings already occurs. Therefore the galvanised steel structure replacing the timber will not be of any concern here. The style of the balcony panels and finish to hand rails is to match existing.

Residential amenity

The depth of the balcony on the inner side adjacent to Chesil House is to be increased; the balconies currently taper toward the boundary. This will improve the use of the balcony for the current occupiers. It will however give rise to increased use of the balcony area adjacent to the boundary. There are currently privacy screens at the wider, western side of the balconies; these are also proposed to the east sides to protect the amenities of the neighbouring property. These are conditioned below to be 1.8 metres high and obscurely glazed. The change in design of the balcony will potentially bring more activity closer to the boundary yet it is considered that with suitable privacy screens this is acceptable. As the balconies are to the frontage there is not total privacy, quiet and separation and therefore this relationship is satisfactory.

The proposed garage projection at the front will be adjacent to the existing neighbouring garage projecting 1.5 metres forward. There are no living spaces adjacent which will be affected in this case. No loss of light, privacy or overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The balcony screens shown on the east and west side elevations of the balconies hereby permitted shall be 1.8 metres in height and fitted with obscure glazing. These screens shall remain in place at all times and shall not be altered in any way without prior consent from the Local Planning Authority.

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: 28th July 2020

Authorised by: Peter Barnett Date: 28 July 2020