23 June 2020
Adur Planning Department

New balcony and garage extension

This letter is submitted in support of the application for Householder planning permission for the erection of a new balcony for Mirage, West Beach Road,Shoreham By Sea.
Mirage and its neighbouring building Chesil house were built at the same time, the design of both of the balconies has serious design faults. The balconies of both houses have sagged and some of the glass panel balustrading has collapsed causing an alarming effect and clearly a concerning health safety issue hence, acrow props have been temporary installed to prevent any further movement.

As a result of this and on further inspection of how the balcony is fixed to the house. Our proposal shows a new steel structure which takes most of the loading away from the main house incorporating a usable balcony area unlike the existing which approximately two thirds of the first floor is inaccessible. The proposed scheme alleviates most of the structural issues, reduces the loading impact on the existing structure, provides additional space to the garage and is in-keeping with the overall appearance of the house. We therefore trust planning permission will be granted.
We understand, the owners of Chesil House also wish to undertake the same work and will make a planning application of the same design should Mirage be successful.

Please refer to photographs below

Yours faithfully

rda1



MIRAGE, BALCONY SAGGING



MIRAGE, BALCONY APRIL



MIRAGE, ACROW PROPS REQUIRED MAY



NEIGHBOURING BUILDING CHESIL HOUSE BALCONY SAGGING



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