Expiry Date – 22/11

Development Control – Delegated Officer Report

Application Number: AWDM/1767/21 Recommendation – Grant

Site: 160 Old Fort Road, Shoreham

Proposal: **Retention of East facing balcony with privacy screen (retrospective)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/11

Site and Surroundings

This application relates to a large detached house at the head of the cul de sac at the east end of Old Fort Road.

Earlier this year a timber balcony with slatted screen on its north side was added to the rear (east) elevation adjacent to the rear garden boundary of 185 Old Fort Road and the boardwalk. This balcony did not receive planning permission before it was erected. This application seeks to regularize this.

Proposal

The balcony is 3.9 metres wide and 2 metres deep and extends off of a first floor bedroom on timber supports. It has an angled north side with a 1.89 metre high slatted screen. Otherwise the balcony is enclosed by 1100mm timber railings. It sits off the boundary with No. 185 by 5 metres.

The site is not in a conservation area and is not a listed building. To the eats of the site and on the opposite side of The Boardwalk is Shoreham Fort, a scheduled ancient monument.

Relevant Planning History

AWDM/1774/20 - Variation of Condition 1 of approved ADC/0120/10 to enable window in South elevation of extension to be obscure glazed between 1.0 metre above floor level and 1.8 metres. Granted.

Breach of Condition Notice served October 2020

AWDM/0469/20 - Variation of Condition 1 of approved ADC/0120/10 to retain clear glazing to window in South elevation of extension (retrospective application). Refused 5.5.2020

ADC/0210/10 - Application for variation of conditions 03 and 04 of ADC/0455/08 (additional storey over original single-storey dwelling) to allow variations to fenestration in east/west elevations, and sunroom (condition 03); and formation of a new window in south elevation (condition 04). Granted 24.5.10

ADC/0455/08 - Additional storey over part of existing single storey dwelling (first floor living room and bedroom). Granted 29.10.08

Consultations

None

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling without causing significant harm to neighbour amenity.

Neighbour Amenity

No. 185 shares a boundary with the site. The balcony has been erected within 5 metres of the south eastern corner of 185's rear garden.

The slatted screen erected ensures no direct overlooking will occur. The owners at 185 also have shrubbery inside their own boundary which provides some further screening. As this balcony is small and off of a bedroom it is unlikely to be used for long periods. A bedroom window in the side wall of the ground floor is arguably more intrusive.

No other neighbour is affected.

No significant loss of amenity is occurring.

Shoreham Fort

The balcony is modest in scale and no nearer the Fort than other parts of the building. It is not harmful to its setting.

Recommendation APPROVE subject to the following condition:

1. Approved Plans
2. The north side slatted screen to be retained at all times.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 16.11.21

Authorised and signed by: Peter Barnett Date: 16 November 2021