Expiry Date – 25/7

Development Control – Delegated Officer Report

Application Number: AWDM/0892/19 Recommendation – Grant

Site: 23 Kings Walk, Shoreham

Proposal: Replacement of balcony structure to first floor front elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12.7

Site and Surroundings

Detached chalet bungalow facing the sea with a front first floor balcony.

The property is not in a conservation area and is not listed.

Proposal

The existing balcony railing, white uPVC is to be replaced with a steel handrail.

Relevant Planning History

SU/112/05 - Enlargement Of Existing Front Dormer And Formation Of Ground-Floor Bay Window. Granted 13.7.05

Consultations

None undertaken.

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 within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impact of the development on neighbour amenity.

This is a replacement of an existing balcony enclosure to the same height and width. It is a frameless glazed with a stainless steel handrail. There are similar examples elsewhere in the street.

It will improve the appearance of the house and have no differing impact on neighbours than presently.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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: 12.7.19
Authorised and signed by:	Peter Barnett	Date: 12 July 2019