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Proposed Balcony

at

5 The Old Slipway River Road Arundel BN18 9EY

Planning Statement

Date: March 2020

ARUN DISTRICT COUNCIL AB/26/20/PL

Context

The Old Slipway is located in River Road on the north bank of the River Arun, at the south boundary of the Arundel Conservation Area. The building is detached and was constructed circa 1990 in the style of the riverside warehousing that once characterised the location. The block has six apartments and flat number 5 is located at second floor (roof) level.

The Proposal

The proposal is to remove the existing south facing living room window, together with the portion of wall below cill level, and install inward opening French doors. A galvanised and painted steel balcony will be fixed to the face of the building to allow occasional access for the enjoyment of the riverside environment.

Planning Considerations

The proposal was developed with reference to Arun Local Plan Policies D DM4 and HER DM3, and Supplementary Planning Guidance dated October 2000.

A previous application for a Juliet balcony was rejected on 30 April 2014 (Ref AB/29/14/HH). Reasons for the refusal included the following, extracted from the Officer's Report:

"The elevation is clearly visible from the river. It is considered that the proposed alteration would not retain or emphasise the balanced appearance of the building..."

"...the proposal by reason of the proposed increase in size of the opening and unbalanced appearance of the elevation would not retain or emphasise the appearance of the rear elevation of the building and would constitute an insensitive change which would detract from the character and appearance of the building and that of the Arundel Conservation Area..."

The proposed balcony has been designed with reference to the above observations and successfully addresses the concerns regarding balance, character and appearance.

Design

As revealed in the Officer's Report for the earlier refused application reproduced above in Planning Considerations, maintaining a balanced appearance in the elevations of the building is important, particularly with regard to views from the river. To this end, the proposed balcony will closely match the existing balcony to flat number 3, which has a simple painted steel

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balustrade. *(see figure 1).* The form and design of the balcony to flat number 3 is also replicated in the proposed balcony for flat number 4, which received planning consent last year (Ref AB/101/19/HH), construction pending.

Further, a balcony is proposed for flat number 6 and this is the subject of a separate planning application. This would provide a “bookend” to the balcony to flat number 5, as there would be matching balconies at each end of the dormer windowed eaves section of roof, thereby creating a balanced and symmetrical elevation at eaves level.

figure 1 Balcony to flat 3

Conclusion

The proposed balcony, together with that proposed for flat number 6, constitutes a sensitive and balanced addition to the eaves level south elevation in this riverside setting. The symmetry of the building will be maintained, with no detriment to the Conservation Area.

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