

Mr J Baeza
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25 June 2019

Dear Mr Baeza

Re: 133 The Boathouse, Sea Road, East Preston
Proposal: Balcony extension

Please find enclosed a completed electronic householder application for the above property. The application submission comprises an extension to the existing property in the form of a balcony extension.

The application is supported by the following plans, together with this cover letter, which includes a consideration of Flood Risk:

- Site Location Plan 1:1250
- Site Block Plan 1:500
- Existing Ground and first Floor Plans
- Proposed Ground and First Floor Plans
- Existing East Elevation
- Existing West Elevation
- Existing South (front) elevation
- Existing North Elevation
- Proposed East Elevation
- Proposed West Elevation
- Proposed South (front) Elevation

Description of Site and Surrounds

The Boathouse is located at the southern end of Sea Road where it ends at the beach. It is located on the eastern side of the road with access directly onto the lane. The land surrounding The Boathouse, which falls within the applicants' ownership, is in use as a seasonal touring caravan park.

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Town Planning ► Development Consultancy



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The Boathouse is located in the north-west corner of the site, adjacent to an existing dwelling, which gained planning permission under EP/131/10.

To the north of the application site lies the Seaview Hotel, a two-storey building with numerous extensions. To the south west of the hotel, adjacent to the road lies a residential property on a small plot which is close to the northern boundary of the application site (no. 129). To the west of the application site, adjacent to the foreshore, lies a large detached property.

To the east lie residential properties of a variety of styles and designs from two storey adjacent to the north east corner of the site to a chalet style immediately to the east and single storey closest to the beach.

Proposal

The proposal introduces an extension to the existing balcony area serving The Boathouse. This would provide a larger outdoor area to serve the first floor living accommodation. The balcony would be formed by a metal frame structure with timber balustrade. This would closely match the cladding and balustrade on the existing property. The extension to the balcony would bring the proposal in line with the balcony serving the adjacent property, 131 Sea Road.

The extension to the existing balcony would not give rise to any overlooking of neighbouring properties, over and above that of the existing balcony, meaning that neighbouring amenity will be protected. A number of photographs are provided below of the existing view from the balcony to provide further context:



View of existing property frontage and balcony



View from within the property



View from existing balcony over garden and
campsite beyond

The proposed balcony extension is modest in scale and considered in-keeping with the adjoining property. A first floor balcony is also a feature which is prominent along the East Preston beach front and compliant with relevant Local Plan policies. We therefore ask that officers support this application.

Flood Risk

The Environment Agency flood data indicates that the proposed development is located within Flood Zone 3. However, there are no historic records of flooding affecting the existing building

Ordnance survey data information confirms that the existing building is located above the modelled flood level and is within Flood Zone 1. The site is not at risk from fluvial or tidal flooding or at risk of flooding from overland flows or groundwater.

Foul water and surface water runoff will be discharged in the same manner as existing.

Should you require any further information then please do let me know.

I look forward to hearing from you.

With Kind Regards,



Peter Cleveland MRTPI
Head of Planning
Henry Adams LLP