

PLANNING APPLICATION REPORT**REF NO:** FG/82/09/**LOCATION:** 20 South Drive
Ferring**PROPOSAL:** Changes to existing front balcony by replacing tiled perimeter with new glazed guarding**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The balcony area will measure approximately 6.8m x 2.5m, the railings will measure approximately 1.1m high to the front and 1.9m high to the side.
SITE AREA	Approximately 583 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1m high picket fencing on front boundary.
SITE CHARACTERISTICS	Detached 2 storey property. Red tiled half hipped roof, white render elevations. Flat roof dormers within front and side roof slopes. UPVC porch to the front of main building.
CHARACTER OF LOCALITY	The site is located within a residential area. Mix of types and styles of detached properties in close proximity. Direct neighbouring property to the east has glazed screening surrounding the balcony of similar design to the proposal.

RELEVANT SITE HISTORY

FG/50/03/	Extensions and alterations	Approve Cond 12-06-2003
FG/70/04/	Single storey rear conservatory extension.	Approve Cond 17-06-2004
FG/82/08/	New porch to front elevation.	Approve Cond 30-07-2008
FG/46/71	Replacement garage	Approve Cond 07-05-1971

REPRESENTATIONS

Representations received:

Ferring Parish Council

Objection: The proposals substantially alter the main elevation to the building. The removal of the existing tile hung fascia increases the size of the balcony to the extent that it would overlook the adjoining properties. The provision of glazed screens to the perimeter of the balcony do not accord with the character of the surrounding properties. The proposals conflict with the provisions of Policy GEN 7 of the Arun District Local Plan.

5 Letters of Objection:

The proposed glazed guarding would increase overlooking, and result in loss of privacy to neighbouring properties. Out of character with the surrounding area. Change appearance of the property. The increased balcony size would mean that the premises will be used more intensively for bed and breakfast.

Comments on Representations received:

Comments noted. The proposed screening to the side of the side elevations of the property are considered to mitigate unacceptable overlooking of neighbouring front gardens. The glazed balcony is not considered to out of character with the surrounding area as the neighbouring property to the east No.18 has similar glazed screening enclosing the balcony on the southern elevation. The proposed increase to the size of the balcony is not considered to result in an increase of use of the bed and breakfast.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Permitted Development Restriction.

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies namely DEV19 in that it would adversely affect the character and appearance of the existing dwelling which would be to the detriment of the street scene.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan or legislative background.

CONCLUSIONS

Principle

The proposed application seeks permission to alter the existing screen surrounding the balcony to the front of the property to replace the false pitched roof perimeter with glazed screens. The site is located within the built-up area boundary, therefore the principle of development is acceptable subject to the proposal complying with relevant development plan policies.

Residential Amenity

The proposal is to have obscure glazed screening to either side which will be approximately 1.9m high, which is considered to further reduce overlooking of the neighbouring amenity to that of the existing balcony.

Visual Amenity

The proposal will be readily visible within the principle elevation of the existing dwelling. The existing balcony has an existing false pitched roof perimeter enclosing the balcony which is considered to relate sympathetically to the existing building and appears visually integrated with the main dwelling. The proposed design and use of the glazed balcony screening is considered to result in a loss of visual amenity to the attractive chalet property. The glazed feature would appear dominant and out of character and would fail to integrate satisfactorily with the front elevation. The glazed screen would result in the loss of the hipped roof screen and would form an unsympathetic glazed feature of little design merit.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed glazed balcony screen would be dominant and an unsympathetic feature, it would result in a design which would be to the detriment of the character and appearance of the existing dwellinghouse and the visual amenities of the locality. The proposal therefore conflicts with policies GEN7 and DEV19 of the Arun District Local Plan.