

Planning Statement

Sea Breeze, Sea Road, Felpham, West Sussex, PO22 7AN
Application for a Lawful Development Certificate

INTRODUCTION

This document sets out the planning statement to accompany the Application for a Lawful Development Certificate for an existing rear balcony at Sea Breeze, Sea Road, Felpham, West Sussex, PO22 7AN.

BACKGROUND

Ms S Holloway the owner of Sea Breeze has received correspondence from Arun District Council Planning Department (ENF/513/10 – Mr D Sullivan – 10.06.2011), referring to alleged unauthorised balconies/extensions.

REAR BALCONY

The correspondence refers to 'the rear extension with its raised platform and roof frame is considered to be a new structure'. This balcony structure has been insitu for more than 10 years. Due to its age and location, close to the sea, maintenance occurs every few years. Last Autumn maintenance work took place, that included the replacement of decking and cladding. The main frame was retained along with the staircase that travels from the garden level to the railway carriage ground floor level. The 'roof frame' canopy was also amended with an end bay being removed due to rot, leaving just two polycarbonate sheets rather than the original three.

Appendix A – An aerial view/street plan submitted by a neighbouring property in 2007 and clearly shows the outline of the balcony.

Appendix B – A letter from Mr F Parsons a neighbour who can view the rear balcony.

Appendix C – A letter from the builder who carried out work on the rear balcony.

CONCLUSION

As stated this rear balcony, with storage below has been a part of the property for over 10 years. As with all timber structures, routine maintenance has to be undertaken occasionally. When considering its location and proximity to surrounding properties it does not create any more adverse overshadowing, overlooking or overbearing than that of the neighbouring properties.



AMdesign Architects

July 2011