Development Management - Delegated Officer Report

Application Number: AWDM/0716/21 Recommendation – Approve

Site: 44 Brighton Road, Lancing

Proposal: New front porch; replacement of conservatory with new single-storey rear 'orangery' extension and covered terrace at first floor; new cladding to all elevations; change to rear garden levels to form terraced raised decking; new boundary walls to rear garden

Date of site visit: 19 May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the south side of Brighton Road. The ground level is lower at the rear of the property before it rises again towards the beach. There is a first floor rear conservatory which it is proposed to replace with a new orangery-style extension and covered terrace. New timber cladding is proposed to existing walls to replace existing white painted render. A new entrance porch is proposed.

The lower ground floor at the rear is to have new glazed openings and the terraced garden is to be re-landscaped and levelled with new stepped terraces formed on three levels. New 1.8m high rendered blockwork walls are to be built at the side of the new terraces to provide a privacy screen. These walls are to be set 1m off the boundary with 46 Brighton Road to the east following objections from those occupiers to its impact when previously sited on the boundary. The existing boundary fence is to be retained. On the west side with No. 42, the new walls are to be constructed on the boundary as that property has permission to undergo redevelopment (AWDM/1288/20).

Relevant Planning History

None

Consultations

Adur District Council: Public Health: No comment

Private Sector Housing: No comment

Lancing Parish Council: No objection, however the committee recommends that the fence be built on the applicant's land and similar to the existing fence in height. Also, that the neighbour's privacy concerns regarding windows be taken into account.

Representations

Original Plans: Letter received from the occupiers of 46 Brighton Road:

Loss of privacy due to the overlooking windows on the East elevation of the proposed orangery. A condition was previously imposed on the building of the conservatory on the first floor balcony of No 46, whereby obscure glass had to be used in the overlooking windows and this should apply to any windows overlooking no 46 from no 44.
The new garden wall should be built within the land owned by no 44 and not on the boundary, which according to the deeds of no 46 is the responsibility of no 46.
The proposed new wall appears to be excessively high. The height of the first panel of the current fence running south is already 2.5 metres on the side of no 46. It is sited above the retaining wall already built at the side of the terraced garden of no 44 which raises the level of the land of no 44 above the level of the patio area of no 46.
The top level of the proposed wall appears to finish just under the level of the first floor conservatory of no 46. The side wall of no 46 at this point is over 4 metres high from the patio at the bottom of the steps as it is effectively the side wall of the lower balcony.
We have a concern re health and safety regarding a free standing wall of this height -potentially a land retaining wall and with regard to the excessive westerly gales experienced in this area.

Amended Plans: Comments from the occupiers of No.46: We have noted that the positioning of the condensers has been withdrawn from the application and that planning permission will be required should they wish to proceed with these.

We have also noted the most recent changes to the garden plan and have no further comments to make on these.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extensions and alterations to the house are considered to be acceptable in visual amenity terms. The orangery will replace an existing conservatory and will not have a significantly greater visual impact. The front porch is large but is appropriately scaled in relation to the main house which has a wide villa-style appearance.

The addition of cedar cladding to the external walls will be a noticeable change from the existing white painted walls and will introduce a more contemporary appearance. However, it is not considered to be harmful visually.

The works to the garden will be visible from the promenade at the rear but they will not be intrusive or out of character with this beach side property.

Residential amenity

There were concerns originally from the neighbour to the east about the impact of the proposals on their amenity. Amended plans have been received which results in only high level glazing on the east side of the orangery to prevent overlooking.

The landscaping works and new boundary walls have been amended to bring the walls 1m off the boundary with No.46, thereby retaining the existing boundary fence. New cedar clad planters are also proposed to soften the appearance of the development and to provide more screening.

To the west, the new walls are to be built on the boundary with No.42 but only along the sides of the proposed terraced areas, as on the east side. The walls will provide privacy between residents and no harm to neighbouring residential amenity is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 25 June 2021
Authorised by:	Gary Peck	Date: 30 June 2021