Expiry: 2/10

# Development Management - Delegated Officer Report

**Application Number: AWDM/1025/24 Recommendation – Grant**

**Site: 101 Brighton Road, Lancing**

**Proposal: Single storey rear courtyard extension including escape lightwell, new steps down to front basement lightwell and conversion of basement to form family guest accommodation. Extended ground floor rear terrace, new French doors out, first floor rear replacement flat roof. Removal of front dormer, remodelling of roof in metal with enlarged front terrace. Second floor front juliet balcony and replacement first floor front balcony with new metal canopy. Replacement windows.**

**Date of site visit: 18/9**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

This application relates to a mid terraced Victorian house over five floors including basement and loft accommodation. The terrace is set up from the Brighton Road opposite Lancing Green. The house itself has a raised ground floor and basement with front lightwell. There is a first floor shallow front terrace, a second floor curved bay window and a small front dormer. At the rear there is a patio garden with steps down to the basement and a detached double garage to the rear accessed from East Street. The building is rendered and painted with uPVC windows.

To the east in the terrace is a similar scale building but with projecting front bays over all main floors and a larger front dormer and front roof terrace. Beyond is a fully five storey block and there are 5 storeys in the terrace to the west.

The site is not in a conservation and is not a listed building. There are no TPO’s on the site.

Permission is sought to convert the basement into a two bedroom non self contained unit, with kitchen and bathroom. The applicant says it is for family visitors only and not intended to be self contained. Two bedrooms with windows onto a smaller lightwell are proposed. It is also proposed to remove the front dormer, remodel the roof by recessing it at the front and give it a squarer form with a parapeted almost flat roof clad in metal.
A minor alteration to upgrade the first floor flat roof at rear is also proposed together with a reduced first floor front terrace with metal canopy and a new second floor front Juliet.

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**Relevant Planning History**

L/87/87/TP/1255 - Garage And Storage In Connection With Trade As Glazier. Granted.

**Consultations**

**WSP:** No objection. Approve.

Private Sector Housing: *'Having looked over the revised plans, the issues regarding means of escape from basement sleeping rooms appear to have been mitigated and would no longer present an unacceptable risk to occupants.*

*I still have concerns over the provision of natural light and lack of outlook from the basement bedrooms, with the only outlook into the stairwell. I note that the rooms are intended for use as guest rooms only; short term use is unlikely to result in significant impact to health, but the applicant should be made aware that in the event that these rooms were used for permanent or long term occupation this may result in enforcement action, which could include prohibition of the rooms.'*

**Representations**

One objection from a flat occupier at No.99 summarised:

*'This will look awful on this 1800's building, totally out of character.'*

**Relevant Planning Policies**

Adur Local Plan 2017 Policies 1, 2, 15 and 19
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The proposal involves 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. The quality of accommodation to be created is also important and control over its use.

**Residential amenity**

The extensions will not have any neighbour impacts. A privacy panel will be required on the east side of the new terrace at roof level as this will be open to

the roof terrace at No. 103 (see submitted photo montage). Otherwise, the roof extensions are between rear box roof extensions either side.

Both neighbours also have front steps down to basement areas. The proposed steps at the front will therefore not be out of keeping.

The front first floor terrace proposed is narrower than the existing one and only slightly deeper and again will not cause harm.

Creating a larger rear garden surface area will have no greater impact for neighbours. The replacement first floor rear roof sits alongside a flat roof of a similar scale at No. 99.

**Visual amenity**

The roof extension will be a significant change to the appearance of this traditional pitched roof property. However, squaring off the roof will give it the square form of roofs at No. 99 and 105 Brighton Road.

The use of metal for the roof covering is not traditional to this terrace but metal has been used on roofs nearby. The redevelopment of the nursing home, west of the junction with South Street, and Sunbeam at 164 South Street both have metal roofs. Recessing the roof as proposed will make it less apparent but it will still be visible from over the road and from behind. It is considered that as this is not a sensitive area, not a conservation area nor a listed building, and the terrace itself is not uniform in appearance the unusual roof extension proposed will add to the varied local character and will not cause significant visual harm.

The other changes proposed are much more modest and will have no significant impacts.

**Quality of accommodation**

At basement level it is proposed to extend to the rear reducing an existing lightwell and to create a non-self contained two bedroom flat. The applicant has described the accommodation as being for guest family members and the internal staircase from the ground floor is shown to be retained, albeit separate access is available via the proposed external star to the basement at the front.

Private Sector Housing had commented on the original submission with concerns about internal rooms, poor light and poor means of escape. In the revised plans all habitable rooms have windows and/or doors to the outdoors and the rear basement bedrooms have means of escape up a stairs to the rear garden and out through the garage if necessary, shown on a basement egress plan.

Having assessed the revised drawings Private Sector Housing have confirmed that the issues regarding means of escape from basement

bedrooms have been mitigated. Concerns remain over the quality of the accommodation in terms of natural light and outlook from these bedrooms.

If used as short term guest rooms only the advice is that it is unlikely to result in a significant impact to health. However, if these rooms were used for permanent or long term occupation this may result in enforcement action, which could include prohibition of the rooms.

An informative is added to this effect along with the ancillary only condition.

**Flood Risk/Drainage**

WSP, the Council's drainage expert does not object to the proposal.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. The basement accommodation hereby permitted shall only be used for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse, shall not be self contained nor occupied as an independent dwelling unit.
5. Details of a privacy screen for the east side of the front third floor roof terrace shall be submitted in writing to the Local Planning Authority, approved and then constructed prior to first use of the new roof terrace. Thereafter it shall be retained. Details of privacy screen for east side of front roof terrace
6. Basement means of escape through garage created before first use of basement

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

1. 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.
2. Private Sector Housing advises that the basement bedrooms have poor light and outlook and are therefore only suitable for short term occupation. In the event that these rooms were used for permanent or

long term occupation this may result in enforcement action under the Housing Act, which could include prohibition of the rooms.

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| Case Officer: | MOK | Date: 28.1.25 |
| Authorised by: | Peter Barnett | Date: 28 January 2025 |