Expiry Date - 09/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1779/14 Recommendation – APPROVE

Site: 58 Brighton Road Lancing West Sussex BN15 8ET

Proposal: Basement extension with balcony roof terrace and external access staircase to rear (south) elevation.

Date of site visit: 12.02.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a sub-ground room extension on the rear south side of the dwelling and a balcony extension above. The extension will have no side windows but rear facing French doors and a window. The balcony would have a privacy screen above seated eye height to the sides and a set of stairs currently serving the existing balcony will be reinstated at the new rear south extent.

The application property is an extended bungalow located on the south side of the road and backing onto land that leads down to the sea. The property is built to negotiate a fall in land level to the south so that the ground floor facing the road becomes the first floor at the rear.

The vast majority of the rear garden (but not the dwelling itself) is located within Flood Zone 3.

Relevant site history

None

Consultations

Environment Agency has raised no objection but recommends tanking of the extended basement as ground water levels in the area are very high.

Lancing Parish Council

No objection

Representations

None

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Relevant Planning Policies

Adur District Local Plan saved policies: AG1, AH7
Development Control Standard 2: Alterations and Extensions to dwellings
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The overall design would match the house in no less a way than the current rear additions comprising a conservatory and balcony. The street scene would be unaffected and none of the build would be in easy view from any general public vantage points. Materials will match the existing dwelling with the basement's rendered walls.

Residential amenity

The extension will be a basement room and set well into the ground so that only 1.5m of its elevation will appear above the ground. The common boundary with no. 56 to the west is enclosed by dense hedge and walling. The boundary to the east side is relatively open. The low set form of the portion of the extension above the ground will mean that it will present a relatively modest amount of structure and it would have no side apertures so that overall it would cause no significant loss of light, outlook or privacy.

The balcony will be recessed from the west side and with its privacy screen would lead to no material loss of amenity through overlooking to neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans: location plan and block plan received 12/1/15, and existing and proposed plans and elevations no. SB/14/203/3 Amendment B received 9/3/15.
3. Materials to match
4. Privacy screen
5. No side apertures.

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: L Simmons Date: 10-03-2015

Authorised by: J Morin Date: 09.04.2015