Development Management - Delegated Officer Report

Application Number: AWDM/1551/15 Recommendation – Approve

Site: Ardmore, Mount Way, Lancing

Proposal: Replacement balcony and stairs to rear (south) elevation.

Date of site visit: 26 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached house in an elevated location in Mount Way. It is proposed to construct an external balcony at first floor level, running across the full width of the house, with external stairs on the east side at the rear leading to the existing patio. The balcony will measure 1.5m deep and will have a 1.1m high glass balustrade around the edge.

The balcony replaces a previous smaller timber balcony which was located at the west end of the house. The approved plans for that balcony included an obscure screen on the west edge.

Relevant site history

L/173/05 – Retention of timber external staircase and balcony at rear (with side screen) - approved

Consultations

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

Balconies are a common feature at the rear of the properties in Mount Way and it is not considered that the current proposal would cause harm to the visual amenities of the locality.

Residential amenity

The main consideration is the impact on the privacy of the neighbouring residents. To the west, Hilary, projects further to the rear and has its own rear balcony which is largely hidden from views from Ardmore. It does not have a screen on its east side. There are two first floor windows in the side of Hilary which face Ardmore and which would be overlooked by anyone on the proposed balcony.

However, a balcony and stairs have existed at the property since at least 2005 (with a spiral staircase and small balcony in place prior to that). It is believed that a privacy screen was erected and this is shown on the approved plans held by the Council, but is not shown on the ‘existing plans’ submitted with the application (the balcony had been removed at the time of the site visit). The applicant’s agent has confirmed that there was a screen and his clients are happy to have a screen installed if deemed necessary.

Although there has not been any objection to the proposal from the occupiers of Hilary, it is considered that a screen on the west side of the balcony is necessary in order to safeguard their privacy. It is proposed that this is controlled by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. Screen to be installed prior to use of balcony

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

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.

Case Officer: Peter Barnett Date: 1 March 2016

Authorised by: Gary Peck Date: 3 March 2016