Development Management - Delegated Officer Report

Application Number: AWDM/0689/22 Recommendation – Approve

Site: 44 Brighton Road, Lancing

Proposal: Non material amendment to approved AWDM/1941/21 showing removal of rear steps to side, and erection of wall to end of lower terrace

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. Permission was granted last year for substantial extensions and alterations. These included re-landscaping the terraced garden 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 previous objections from those occupiers to its impact when originally 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. That property has permission to undergo redevelopment ((AWDM/0923/21).

This application seeks permission for non material amendments to the approved scheme which are to remove rear steps to the side on the boundary with 46 Brighton Road, and the erection of a wall to the eastern end of the lower terrace.

Relevant Planning History

AWDM/0716/21 - 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 - approved

AWDM/1394/21 - Erection of a 2 bedroom dwelling in front garden, together with associated landscaping and parking - approved

AWDM/1941/21 - First floor front extension onto balcony, two storey front porch; re-roofing of house in metal standing seam sheets; replacement of rear conservatory with pergola with louvred roof over 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 (Amended Resubmission of AWDM/0716/21)

Consultations

Lancing Parish Council: Object on the adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking and loss of privacy.

Representations

Letter received from the occupiers of 46 Brighton Road:

1. The plans should define that the proposed wall - replacing the side steps at the end of the lower terrace (terrace 3 on new plans), should be a maximum height of 1.5 metres from the ground level of the lower terrace and the adjacent planter and that the finished height of the wall is in line with the lower wall forming part of the side wall to No 46 lower balcony.
2. To facilitate the appearance of the wall from No 46 property the plans should define that the wall is to be rendered on both sides in line with the already approved planning application for the garden wall sited one metre from the boundary with No 46.

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)

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 amendments will have little visual impact in the context of the scheme overall.

Residential amenity

The alterations to the terrace, removing the stepped access and erecting a 1.5m high wall, will improve privacy for both neighbours. The comments of the Parish Council are noted but they do not appear to be relevant to this specific non material amendment which will improve privacy and protection from noise for neighbours.

The plans have been amended following the comments of the neighbouring occupier at No.46 to annotate the height of the wall and confirm that it will be rendered on both sides.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing numbers 09D received 13 May 2022 and 10B received 25 April 2022

…….. existing planning permission AWDM/1941/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing numbers 9B and 10A received 27 October 2021

Case Officer:	Peter Barnett	Date: 16 May 2022
Authorised by:	Gary Peck	Date: 16 May 2022