Development Management – Delegated Officer Report

Application Number: AWDM/1271/16 Recommendation – APPROVE

Site: 6 Ring Road Lancing, West Sussex

Proposal: Two storey rear extension with balcony to south elevation.

Date of site visit: 18.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application relates to a semi-detached chalet style property. There is off street parking to the front of the dwelling. The street is characterised by dwellings of various types, design and styles. Some dwellings have been remodelled in recent years with the use of contemporary render finish and slate coloured roof tiles. The street represents an attractive, eclectic mix.

Due to the siting of this dwelling in north Lancing ground levels drop significantly to the south allowing for pleasant views to the south towards the sea. This dwelling, along with neighbouring properties on the southern side of Ring Road have long gardens which are heavily screened by vegetation at the southern end.

As existing the application site is two storeys to the front onto Ring Road and to the rear due to the level change there is a raised balcony platform leading off to the rear from the ground floor. This spans the full width of the property with stairs leading down to the rear garden, which continues to slope to the rear. Below the balcony is an enclosed storage area.

Consent is sought to extend the dwelling to the rear. This includes the excavation and utilisation of the existing lower ground floor space to the rear to create a guest/garden room with shower room. This is shown to have patio doors with direct access onto the rear garden, an internal staircase connects this to what will be an extension to the ground floor with bifold doors and ancillary balcony. An external staircase is shown to the eastern side of the dwelling leading from ground floor level to the rear garden.

The main part of the rear projection is 3.7 metres in depth and is the full width of the dwelling at 8.2 metres wide. The full height of the proposed projection from lower ground floor level is 5.2 metres. The extension is of flat roof design and has been designed as a rendered contemporary addition to the building, the central balcony on pillars being an integral feature. The central part of the balcony extends by 1 metre beyond the main part of the extension glazed balcony screens are shown on the submitted plans.

Consultations: Southern Water: -Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. Standard informative should be attached.

Representations: Objection received from owner/occupier of no. 4 Ring Road attached semi.

- The left hand window on the rear elevation will directly overlook our raised family outside eating area. The window should be removed or frosted.
- The balcony is a further 1 metres out from the extension, as this balcony is at ground floor level and substantially higher than the sloping gardens at the rear it will be higher than the hedge level overlooking our garden.
- I feel strongly that within their plans some accommodation for the loss of privacy should be implemented. Ideally the window should be removed/frosted and the scale of the balcony reduced.

The applicant's agent has commented on this representation: -

The left hand window is high level in the internal stairwell and therefore the closest a person can get to this window is about 2 metres. Therefore the angle of vision is very restricted.

The submitted drawings show obscurely glazed privacy screens to each side of the balcony, therefore limiting views to adjacent properties.

It should be noted that a full width balcony currently exists at the property, the new balcony starts further away from no. 4 and no. 8.

In view of the above and the fact that great care has been taken to avoid intrusion, I would suggest that overlooking and privacy issues with the proposed balcony are certainly no worse than the existing situation.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is to the rear of the site, it will therefore not be visible within the street scene, there will be no alterations which will impact upon the street scene. The extension to the rear represents a variation to the original form and character of the

existing chalet style semi-detached dwelling. The flat roof design, additional lower ground floor level, contemporary balcony design with columns and grey finish represents a striking addition. Yet this is deemed to be acceptable when considered in the context of the existing street which is that of various style dwellings which have been altered over time. For example no. 2 to the west is another example of contemporary design in a similar vein to that shown here with the use of the flat roof design, white render and grey detailing, this also has a large rear balcony. This scheme proposes to provide development which utilises and takes advantage of this raised and south facing position providing living accommodation at lower ground floor and benefitting from the aspect and views and ample length of the plot.

The proposed addition as show with contemporary design features and finishes is considered to be acceptable in this case in the light of its relationship to the existing scale of the dwelling and within the surrounding context of the character of this street. Consideration must be given to the depth of the overall extension being limited to 3.8 metres, increasing to 4.8 metres including the balcony projection. Also of note here is that the principle of the ground floor balcony is already accepted with the existing balcony being the full width of the dwelling. Other balconies exist within the location this would not be an alien feature.

Residential Amenity

The main properties to be affected in this case are, no. 4 Ring road attached to the west and no. 8 the detached dwelling to the east.

No 4 has an existing flat roof extension built up to the boundary with that application site. The proposed extension will be beyond this by 1.1 metres adjacent to the boundary increasing to 2.1 metres where the balcony projects. This is however set in from the boundary with no. 4 by 2.3 metres. Privacy screens are also shown on the approved drawings and will be conditioned to ensure there is no overlooking. As stated above the neighbour expressed concerns over the adjacent stairwell window. It has been clarified that this window is to offer light to the stairs and would be positioned as such that no one could look out of this window and overlook the neighbouring rear garden area of amenity space. In the light of this obscure glazing is not deemed necessary in this case and the proposal, subject to safeguarding conditions listed below will not result in any overlooking, loss of light or overbearing impact that would warrant a refusal in this case.

No. 8 to the east is not attached although it is in close proximity to the application site. These properties are currently inline and there is a rear bay window to the adjacent dwelling. The flat roof addition will extend 3.76 metres beyond the rear of no. 8 adjacent to the boundary, increasing to 4.76 metres 3.2 metres from the boundary. Again it is considered that this relationship is acceptable. (It should be noted that Development Control Standards deem a single storey extension built up to the boundary with an attached dwelling to be acceptable in general terms up to 3.5 metres in depth and resulting in no significant loss of light or overbearing impact.)

The privacy screens to the balcony will again restrict overlooking, and also consideration must be given to the existing balcony which is currently the full width of the building. The eastern elevation shows a blank elevation with steel gate so no

overlooking will result. There is an alley to the side of the dwelling which leads to external steps to the rear garden of the site. To ensure there is no overlooking whilst the occupiers are on the adjacent steps or raised platform a fence will be erected as shown on the plans and details of the height are secured via condition.

Therefore in the light of the above and the existing situation on site the proposal, subject to safeguarding conditions does not give rise to overbearing impact or loss of privacy to the adjacent dwellings to a degree to warrant a refusal in this case.

Recommendation

APPROVE

1. time limit
2. approved plan
3. balcony screens
4. The extension hereby permitted shall be finished in white render to match the existing building, the windows in the extension will be graphite grey powder coated aluminium with the door frames and balcony columns to match. The external staircase shall be galvanised steel and painted to match the frames.
5. The fencing on the eastern boundary shall be erected at a minimum height of 1.8 metres and maximum height of 2 metres above finished ground level at the application site, and the same heights above stair pitch line (at tread nosings.) The fence shall be erected prior to use of the extension hereby permitted and shall remain in place at all times.

Informative

1. proactive no amendments
2. Southern Water

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

Case Officer: Hannah Barker Date: 25th October 2016

Authorised by: Jo Morin Date: 25.10.2016