Development Management – Delegated Officer Report

Application Number: AWDM/1972/22 Recommendation: APPROVE

Site: 244 Brighton Road, Lancing, West Sussex

Proposal: Proposed new porch and additional storey (at second floor) with rear second floor balcony and cladding to upper floors.

Date of Site Visit: 7th February 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The building is a detached single storey building with basement level, viewed as two storey from Brighton Road to the north and single storey to the south onto Wide Water. The building is flat roof with a slight pitch to the front with an elevated deck to the rear with garden and basement storage below. To the front the building is brick and render and there are side extensions on the west side at ground and first floor level.

Consent is sought for an additional storey to create a second floor and a rear second floor balcony and front porch. Grey vertical cladding is proposed at first and second floor with white render below.

Representations: - 1 representation received from the owner/occupier of no. 242 Brighton Road, they have advised that there are two lean to additions on the west side of the building at ground and first floor which have recently been constructed. Guttering overhangs the boundary.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development will be in keeping with other similar works along the street, in Brighton Road much contemporary development has occurred with the use of different materials and finishes. In this case the height of the building will be increased to match that adjacent. The appearance of the building will be enhanced to form a modern development, upgrading the existing. The porch to the front will be visible within the street scene and will be subservient to the main dwelling. The design will complement the existing building. The rear of the site is visible from public views over Wide Water. The proposed balcony and increased height and use of materials will be visible. It will combine with the eclectic mix of development within this locality.

Residential amenity

The increased height will not have any significant adverse impact upon those adjacent properties either side of the site. There are secondary windows only on the side and glazing on the eastern side (the development currently under construction) will be obscured. The secondary bedroom windows on the side of this development will be obscurely glazed and non opening to avoid any loss of privacy to properties either side. A condition will also be attached to limit any further openings either side.

The representation received made reference to the side additions at ground and first floor and guttering overhang. The applicant's agent has advised that these are not new additions and that the guttering would be removed to avoid overhang. It is noted that this is a civil matter and these structures as existing are not harmful in terms of amenity.

The rear balcony will project beyond the rear of the existing building. There will be a solid wall screen on either side. These will not project significantly and offer the benefit of screening the balcony on either side.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans

4. No additional windows on the east of west elevation, the side bedroom windows hereby permitted will be fitted with obscured glazed and be non openable.
5. Privacy screen shall be constructed prior to use of balcony and shall remain in place at all times.

Is recommendation contrary to letter(s) of representation Y

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: Hannah Barker Date: 27th February 2023

Authorised by: Peter Barnett Date: 27 February 2023