Development Management - Delegated Officer Report

Application Number: AWDM/0332/23 Recommendation – APPROVE

Site: 28 Fairview Road, Lancing, BN15 0PA

Proposal: Alterations to south elevation dormer window to double door with small inset balcony.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a detached, hipped roof bungalow, situated on the north side of Fairway Road, Lancing. The bungalow and neighbouring properties on the north side are on raised land from the road, and to the rear of the property the land continues to rise. The bungalow has a small existing dormer to the front (south) elevation, which is set back from the eaves of the property

The street comprises a mix of bungalows and two storey dwellings of mixed design and sizes, many of which have been recently updated. Most of the properties have long rear gardens, and many have stepped up sections in order to accommodate the rising land. One has created an enormous concreted road running behind their property and continuing very nearly to the Lancing Ring.

Proposal:

Permission is sought to:-

- Provide a black wrought metal inset balcony within the front roofslope, to the front of the existing dormer;
- Provide French doors for front dormer

Relevant History: None

Representations: None received

Consultations: None

Lancing Parish Council: It was resolved to support the application

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

The existing dormer is positioned centrally on the front roofslope, and is much higher than the eaves. The proposed balcony will sit inside of the roof, linking to the bedroom. The balcony will have railings to the front and sides of a height of approx. 1.1m high measured from the newly created floor level to the front of the existing dormer.

The balcony will be sited over 20m from the property on the opposite side of the road, no. 33 St. James Avenue, and is positioned some 5.5m to the mutual boundary with no. 26 Fairview Road to the east, and some 8m to the mutual boundary with the property to the west, no. 2 St. James Avenue.

All the properties on the north side of the road, which includes the application site, have views over the properties to the south side of the road and beyond, and thereby it is not considered that the new balcony would be materially different than the existing situation.

There will also be oblique views to the east and west, to the front amenity areas, but it is not considered that these views will be materially more than what currently exist from the existing window within the dormer.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.05.2023

Authorised by: Peter Barnett Date: 19 May 2023