Development Management - Delegated Officer Report

Application Number: AWDM/0048/17 Recommendation – Approve

Site: Linden House, Ring Road, Lancing

Proposal: Demolition of existing conservatory and construction of two-storey and single-storey rear extension with balcony.

Date of site visit: 30 January 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling with a single storey appearance from the front and two storeys at the rear (with rooms in the roof), due to the changing ground level. There is a first floor balcony at the rear and a conservatory extension running 6m along the boundary with Ring House to the east.

It is proposed to demolish the conservatory and to construct a part two storey/part single storey extension. The first floor will project a maximum 3.05m from the rear wall (2.75m from the rear wall closest to the boundary with Ring House) and will run across almost the full width of the house (it will be set in 0.5m from the eastern edge). The ground floor extension will project 5.5m from the rear wall. Both extensions will be flat roofed with a false pitch around the first floor extension. A 1.8m deep balcony is proposed at first floor, set in 3.8m from the eastern edge of the house.

Relevant site history

L/12/01 - Rooms In Roof Including Replacement Of Main Roof By New Roof With Higher Ridge And Rear Dormers – approved

L/79/01 - Swimming Pool Enclosure And Conservatory At Rear/East Side – refused

L/18/02 - Rooms In Roof Including Replacement Of Main Roof By New Roof With Higher Ridge And Front And Rear Dormers - approved

Consultations

Lancing Parish Council: No objection

Representations

Original Plans: 1 letter of objection received from the occupiers of Ring House:

- First floor extension beyond rear building line would be obtrusive and cause loss of light
- Juliet glazed balcony and new balcony will cause overlooking

Amended Plans: 1 letter of objection received from the occupiers of Ring House:

- Privacy screen to balcony is shown as being clear glazed and is too low to prevent overlooking
- Large windows to first floor will also cause overlooking
- Current balcony does not cause overlooking
- Loss of light from late afternoon and early evening

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 extension is at the rear of the building and, while glimpsed in the gap between the site and 54 Mill Road to the west, it will not cause harm to the visual amenities of the locality.

The original design had a roof pitching up away from the main roof to form a valley and the extension was to have been completed in non-matching render. Amended plans have revised the roof design to a flat roof with false pitch and with matching brickwork.

The scale of the extension is considered to be acceptable in the context of the large plot which the property enjoys and it will not appear as overdevelopment.

Residential amenity

To the west, 54 Mill Road, is well separated from the proposed extension and is not considered to be adversely affected by the proposal. At the rear, the nearest property is over 25m away and are similarly not harmed by the proposal,

The most affected property is Ring House to the east. That dwelling is similar to Linden House in that it is single storey at the front and two storeys at the rear. It has a first floor balcony at the rear which is partly screened at the side by a brick wall. On the ground floor, rear windows are located in an undercroft beneath the brick balcony above. These windows already experience some overshadowing therefore. There is a large patio running across the rear.

The proposal has been amended to set the extension 0.5m off the edge of the outside wall of Linden House, resulting in approximately 1.8m between the side of the first floor extension and the boundary with Ring House. It will extend 2.75m beyond the rear wall of the house and will therefore extend beyond the existing rear building line of these two properties, which were built as a pair. However, it is not considered that such an extension should not be constructed in principle and, in this case, the scale and form of the extension is considered to be acceptable. Ring House enjoys a southern aspect and will continue to receive sunlight for most of the day. While there will be some loss of evening sunshine, the property also enjoys a large garden and it is not considered that the relatively small area affected by this proposal would constitute an unacceptable loss of amenity for the occupiers that would warrant refusal of the application.

The depth of the single storey extension is similar to that of the existing conservatory. It will be flat roofed to a height of 2.5m, which is lower than the existing conservatory (3.2m).

The proposed balcony will project further than the existing and there is concern that it will cause a greater amount of overlooking. The plans show a clear glazed 1.1m high screen at the side which will not provide privacy to the neighbouring residents. It is therefore recommended that a condition be imposed requiring the screen to be obscure glazed and increased in height to 1.7m.

The proposed full height opening windows with Juliet balcony on the part of the extension closest to the boundary have been amended to be fixed shut. While they will remain full height, the perception of overlooking will have been reduced by their remaining fixed shut. The angle of view from these windows is sufficiently oblique that it will not allow for intrusive overlooking of the patio area or rear windows at Ring House. It should be noted that there are already first and second floor (dormer) windows at the property.

For these reasons, it is not considered that the proposed extension will cause serious harm to the residential amenities of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing (i.e. facing brick)
4. 1.7m high obscure glazed screens to be provided to sides of balcony

5. No side windows

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 6 March 2017

Authorised by: Gary Peck Date: 6 March 2017