Expiry Date – 15/1

Development Control – Delegated Officer Report

Application Number: AWDM/1645/18 Recommendation – Grant

Site: 51 Ring Road, Lancing

Proposal: Retention of balcony to rear (south) elevation (retrospective).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/12

Site and Surroundings

This application relates to house on the south side of Ring Road. Land slopes significantly into the rear garden from the road. From the front the property appears to be a bungalow. From the rear it is fully two storeys and also has a single room in the roof too. At the rear the main living accommodation is at first floor level, ground level at the front. The extended house sits much deeper into the garden than both adjoining houses. Given the elevated position of these houses, distant views south towards the sea are possible.

The property is not in a conservation area and is not listed.

Proposal

In the last 6 months a first floor rear terrace has been added to this property which sits on 4 legs and is void underneath.

Relevant Planning History

L/95/86 – conservatory on first floor at rear (west side) and porch over rear entrance (east side). Granted 12.6.86

L/427/67 – Room is roof and interior alterations. Granted 7.11.67

Consultations

Lancing Parish Council: No objection.

Representations

Objection from No. 49.

1. Erected without planning permission.

2. No dense hedging on 49's garden side so garden overlooked.
3. Glass screening does not prevent overlooking of garden at 49.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 51 has an old loft room which enables direct overlooking of both neighbours' patio areas. No. 51 also has a first floor rear door with platform and stairs down to the garden on the boundary with No. 49 which allows an elevated view into the garden at 49.

The balcony was erected without planning permission. An obscure glazed privacy screen has been added to the eastern end of it.

It is not considered that the overlooking available from the balcony is significantly greater than if the bi fold doors were behind Juliet rails. No. 49 does have shrubbery planting in its own garden which in the spring and summer time will be in full bloom and which will prevent greater overlooking. It would appear some planting has been removed from within 49's garden. A photo submitted with the application shows a view from the first floor, prior to the balcony being erected, of dense, tall greenery on the boundary inside No. 49's garden. Replanting may be appropriate to plug any gaps. There is already overlooking of the patio at 49 from the loft room and from the platform outside the external door on the boundary with No. 49. No. 49 has a garden outbuilding which provides screening to their garden immediately beyond their patio.

There is a high hedge on the boundary with No. 53 which prevents any increased overlooking of 53's garden.

The property to the rear in Ring Road is on lower ground. It has a 25 metre deep rear garden with dense planting at the end. It is not overlooked significantly by this balcony.

Character

There are a number of comparable rear balconies in Ring Road and Mount Way. The most recent approvals are at No. 2 and No. 64 Ring Road, 1499/13 and 0326/14 respectively. There are also rear balconies at Linden House, 6 Ring Road, 41a and No. 71. Rear balconies appear to have been an integral part of the design of the Mount Way

Houses in the 70's. Juglans, Southerly, Rannoch, Ardmore etc. all have rear balconies to take advantage of the distant sea views. There are also a number of front balcony approvals on the north side of Ring Road for the same reason. Balconies are therefore not uncharacteristic in Ring Road.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. Retain eastern end privacy screen

Informative

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.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 15/1/19
Authorised and signed by:	Peter Barnett	Date: 15 January 2019