Development Management – Delegated Officer Report

Application Number: AWDM/1142/16 Recommendation – APPROVE

Site: 12A Brighton Road, Lancing, West Sussex

Proposal: Balcony with side privacy screens across whole of rear (south-east) elevation to each of first and second floors.

Date of site visit: 26.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is one of two new dwellings recently completed under AWDM/1045/13. There was a single dwelling at the site, no. 12 Brighton Road. This was removed and two dwellings constructed. No. 12 is the dwelling to the east of the site and no. 12A to the west. Both dwellings have three floors overall with the lower ground floor onto the Lancing beach to the south. Two storeys are visible when viewing the dwellings from the Brighton Road to the north.

No. 12A is a building of box like form with a combination of render and timber cladding, noted as oiled sweet chestnut on the proposed plans. Permission is sought here for two balconies of full width at ground and first floor at no. 12A. The balconies are 7.8 metres wide. The ground floor balcony projects by 1.2 metres and the first floor by 0.9 metres. The base and side panels are to be constructed of the timber cladding and the rear panels are fully glazed. The side panels are to the height of 1.76 metres.

Consultations: Lancing Parish Council: - *No objections*

Representations: Objection from adjacent dwelling no. 12 Brighton Road. Significant loss of privacy. The development on the ground level is acceptable if the side privacy screens are such that there is no ability for light/viewing through the proposed side panel. The design as it stands would not achieve that. The balcony on the upper floor is impossible to consider without loss of privacy. We feel there would need to be a requirement to change the landscaping and tree planting as a result of this proposed development.

Further to this email, the planning officer met with the neighbour on site, discussed the impact and alternatives in glazing. Concern was expressed by the owner of no. 12 that there would be noise pollution and major intrusion.

Email in support of the proposal from No. 10 Brighton Road.

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 proposal which would upgrade an existing property within an established residential area. The proposed balconies are an additional feature and facility for the occupiers of the recently completed dwelling.

The main issues for consideration here are the impact upon the design and appearance of the existing building and impact upon the surrounding area. Also residential amenity issues.

Visual Amenity, Character of the Existing Building

The architect has designed the details and materials of the balconies here to complement the existing building design and materials. He has justified the proposal by stating that the timber sides would blend in with the timber cladding on the building and would look less like a bolted on element. It is argued that these balconies will appear as an original part of the dwelling design and completion. The building as existing without the balconies is plain with very little detailing or relief and these features seek to improve the visual impact of the building from the rear onto public seafront views. The balconies offer a simplistic, robust feature which harmonises with the existing building design and materials.

Residential Amenity

The main dwelling to be impacted here is the adjacent recently completed dwelling at no. 12 which also formed part of AWDM/1045/13. This building is slightly angled toward no. 12A and no. 12A is positioned slightly further south. The balconies will project to the rear of the dwelling. The ground floor balcony being slightly deeper than the first floor. The side panels are up to a height of 1.7 metres, therefore when the applicant's are seated on the balcony there will be no overlooking over the side panel. Also due to the large width of the balconies it is likely that the central part of the platform will be more used than either ends. The balconies will serve existing bedrooms and living space at no. 12A. The shallow depth of the platform is not likely to give rise to excessive numbers of people using the external space. The neighbour expressed concern with regards to noise intrusion. These dwellings as existing overlook the public beach to the south where the beach is used for normal activities and balconies and terraces such as this are common place. It is acknowledged that the new balconies will be used by the occupiers and may give rise to some noise impact as would be within a normal level of noise and activity that would be expected in such a location within a built up area. This impact would not be considered to warrant a refusal in this case.

The side panels will remove any significant overlooking to the adjacent dwelling, the main aspect is to the south with neighbours having no reason to be turning around to view within their neighbours property, as would be the case with the rear garden in a traditional street. There would be potential to overlook to some degree yet this impact again is not such to warrant a refusal in this case. The panels are solid and will be conditioned to be retained at all times.

The solid nature of the side panels could also give rise to concern with regards to loss of light and overbearing impact. The neighbour commented on this when the case officer visited the site, yet again the plot at no. 12 is wide and views are extensive and the presence of the balconies to the western side of these views would again not result in such a significant impact that would warrant a refusal in this case. They would be visible from the rear external space at no. 12 and from within the ground floor living area however there would be no significant overbearing impact or loss of light.

The dwelling to the west, no. 10 is set further to the south than no. 12A and has a blank side wall. Therefore the proposed balconies will have no adverse impact in this case.

Recommendation

APPROVE

1. time limit
2. approved plans
3. materials to match existing dwelling
4. privacy screens to be retained.

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 17th October 2016

Authorised by: Jo Morin Date: 18.10.2016