Expiry Date – 23/7

Development Control – Delegated Officer Report

Application Number: AWDM/0832/19 Recommendation – Grant

Site: **12 Brighton Road, Lancing.**

Proposal: **Proposed first floor extension to infill rear balcony and alterations to front (north) window and side (west) window. Retention of terrace as built on one level (variation from original permission AWDM/1045/13).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to a detached flat roofed house built in 2015 as one of a pair on the south side of Brighton Road onto the beach. It is the more easterly of the pair.

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

Proposal

Permission is sought to infill a rear recessed balcony and to enlarge a window on the side (west) elevation and the front (north) elevation. The rear patio terrace has been built at one level contrary to the original planning permission. Permission is sought to retain it.

Relevant Planning History

AWDM/1387/16 - Single storey side extension to east elevation. Granted 16.12.16

AWDM/1045/13 - Demolition of existing dwelling and garage and re-development to provide 1 x 3 bed house and 1 x 4 bed house with parking. Granted 2.9.14

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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.

The changes to the elevations are as follows:

1. A wide front window above the door is to be replaced with two narrow tall windows the same as those to the left of it and at 12a.
2. A west side window is to be widened to allow for means of escape.
3. An inverted rear terrace is to be infilled and the French doors brought forward to the outside rear wall.

These changes enable a 4th bedroom to be created.

The infilling of the rear balcony has no impact. The widened side window overlooks the front parking area of 12a and so will not cause harm. The replacement of the front window with two vertical narrow windows is also acceptable on this contemporary infill house and will match the first floor front elevation of the adjoining house 12a.

In the rear garden the house was approved with a garden on four terraced levels down to the beach. It has been built on two levels with a sitting out area 4.6 metres deep outside the living room door. Steps on the west side lead down to a lower level behind a low retaining wall to the beach. This arrangement has been in place since 2016.

The garden of 12a to the west can be seen from this terrace but it provides no greater vantage point than the steps approved as part of the original scheme. 12a's patio can also be seen from the existing first floor balcony and from the public beach beyond. The increase in overlooking is not excessive.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. Time limit
3. Materials to Match

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? No.

Case Officer signed:	MOK	Date: 12.7.19
Authorised and signed by:	Peter Barnett	Date: 12 July 2019