Expiry Date – 10/11, ppa to 4/12

Development Control – Delegated Officer Report

Application Number: AWDM/1490/20 Recommendation – Approve

Site: 204 Brighton Road, Lancing

Proposal: **Proposed roof terrace, existing parapet raised by 300mm on east side and new rear spiral staircase for access. Replace windows with doors at first and second floor level on south elevation. Second floor extension over existing first floor to west elevation. New window to first floor west elevation.**

Neighbours checked: Y

Additional neighbour notifications: Y, wider and north side of Brighton Road.

Date of Site Visit: 22/10

Site and Surroundings

This application relates to a three storey 'Art Deco' style white painted rendered detached house on the south side of Brighton Road close to the Lancing roundabout. Like many houses on this side of the road the houses are three storeys from the front and two storeys facing Widewater at the rear. On its west side the property is two storeys with a roof terrace.

Both neighbouring properties have rear terraces, set off the common site boundary. No. 206A is a new 3 storey house, No.202 slightly older with rooms in the roof.

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

Proposal

Planning permission is sought to extend the side of the property with a second floor extension to replace the existing terrace. The existing east side wall is to be raised in height by 300mm. A centralised roof terrace is proposed with a spiral staircase down to the garden 5 metres off the west boundary and 8 metres off the east boundary.

The existing rear wall is to be rebuilt to remove the 'lean to' element and extend the existing rooms to their full depth. Rear windows are to be replaced with French doors at first and second floors, at second floor behind Juliet balconies.

Relevant Planning History

None.

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The side extension and raised east side parapet will not be harmful to neighbour amenity. The application site currently has a staggered rear wall with the most westerly element angled back but still beyond the rear wall of No. 202 to the west by approximately 600mm. The proposed second floor extension will oversail the first floor at the rear and extend a further 1.5 metres into the garden. No. 202 and the application site are separated by a 1 metre wide access. It is not considered that this extension will cause significant harm to light to No. 202. The side window proposed in the back of this new flank wall will allow direct overlooking of 202's garden close to the boundary. This window should be obscurely glazed. The secondary west side flank window will look onto the blank first floor flank of 202. It is to be added to the existing side wall.

Rebuilding the rear wall to extend the existing rooms to their fullest will not extend the house beyond its existing rear wall. French doors, with Juliets, at second floor, make the best of the view/light.

The roof terrace and rear staircase are centrally positioned. The current property has a side roof terrace. These houses, 202-206a, currently overlook one another from their windows, rear terraces and different open garden levels. It is not considered that the proposed terrace and staircase will significantly increase the amount of overlooking available.

Character

This is a detached house which is different in character to its immediate neighbours. Brighton Road has a very mixed vernacular.

The proposed side extension with curved side window will enhance the property's appearance.

The proposed roof terrace and rear staircase are untypical. A second floor roof terrace has been approved at 170 but accessed from inside. This was discussed with the applicant but he did not want to lose floorspace. There are examples of more modest timber stairs on some of these houses backing onto Widewater. Given the fact that it is on the rear elevation it is considered that, whilst novel, it would not be harmful to the general very mixed character of the area.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Second floor flank window obsc/1.7m

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: 1.12.2020
Authorised and signed by:	Peter Barnett	Date: 1 December 2020