Development Management – Delegated Officer Report

Application Number: AWDM/0234/23 Recommendation: APPROVE

Site: 230 Brighton Road, Lancing, West Sussex

Proposal: Ground floor extension with first floor balcony over to south elevations

Date of Site Visit: 27th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling, two storey to the rear with a lower ground floor due to the change in levels between the Brighton Road to the front and the Wide Water to the rear. There are other similar properties directly adjacent however Brighton Road in general comprises a variety of property styles, scale and use of materials.

Consent is sought here for a ground floor extension to the rear 2.025 metres in depth with a roof terrace above. The terrace area is enclosed by solid walls either side with obscure glazing above. The plans show the minimum height of the screen to the sides to be 1.7 metres. Clear glass balustrade is to the south.

Representations: - 4 representations have been received from 62 Ring Road, 232 Brighton Road, 228 Brighton Road the following objections have been made: -

- Too large and will be intrusive
- Balcony should be called a roof terrace.
- Overlooking gardens and houses.
- Fear that work would not be completed and screens would not be erected.
- Enormous space and room for lots of people.
- Noise.
- Proposal should be limited in size.
- The proposed roof terrace is more than twice the current balcony.
- Development should be limited to existing balcony size.
- Loss of privacy.
- Noise and disturbance to wildlife on the lagoon.
- Projection beyond rear building line.
- Overdevelopment, the property has already been extended.

- Loss of morning and evening light.

Lancing Parish Council: - It was resolved that there are no objections to this application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extensions and alterations are not visible from the street to the north in Brighton Road. However they will be clearly visible in public views from the south across the wide water. The alterations are considered to be in keeping with the character and appearance of the existing building and those surrounding. When viewing the rear of properties along the Wide Water the character is that of variety and interest. The development proposed here would not be contrary to this and there would be no grounds to resist in terms of appearance, scale and character in relation to the existing building and street scene. Render is to be used to match existing with glazed balustrade, simplistic in appearance.

Residential amenity

Representations have been made in relation to the proposal in terms of overlooking, loss of light, noise and overdevelopment, as set out above. The extension at just over 2 metres in depth and set in from the boundaries at either side will not result in a loss of light or overbearing impact that would be such to warrant a refusal in this case. The side walls and obscure glazing will offer screening a minimum of 1.7 metres which is the standard used for overlooking in terms of screens and positioning of high level windows. There would be no justification to seek a higher level screen. A condition is attached to ensure that this screen is erected prior to use of the balcony to avoid an unneighbourly impact. It is acknowledged that there may be oblique views from the front of the balcony to the side towards directly adjacent gardens however the direction of view is to the south and this does not impact

significantly more than views from the first floor windows towards adjacent gardens. In a residential context such as this this degree of overlooking is not uncommon and with privacy screens as proposed there would not be a justification for a refusal in this case.

In terms of the objections relating to noise, if these are to a level which is unacceptable then local residents should contact Environmental Health to resolve any issues, in relation to the use of the existing dwelling and the future use of the balcony.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west and obscurely glazed side windows.
5. The terrace shall not be used unless the privacy screens have been erected.

Is recommendation contrary to letter(s) of representation Y

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.

Case Officer: Hannah Barker Date: 11th April 2023

Authorised by: Peter Barnett Date: 19 April 2023