Development Management - Delegated Officer Report

Application Number: AWDM/1940/21 Recommendation – Approve

Site: Seaview, Mount Way, Lancing

Proposal: Ground floor rear extension with roof terrace and balustrade above and external staircase.

Date of site visit: 22 October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 2 storey detached house on Mount Way. The land drops steeply to the south at the rear of the house. There is an existing centrally positioned small balcony at first floor at the rear.

It is proposed to construct a ground floor rear extension in the SW corner of the property measuring 3.5m deep and 4.2m wide. It is to be flat roofed with a balcony on the roof, linking with the existing balcony to form a larger outdoor space. External steps are proposed on the east side of the balcony leading down to the patio/decking and garden.

Relevant Planning History

None

Consultations

Lancing Parish Council: No comment

SDNPA: No comment

Representations

None received

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

Being at the rear the proposal will have no impact on the street scene. Balconies are common features in the area and it will not be out of keeping.

Residential amenity

As balconies are common there is already an element of mutual overlooking. Views from within gardens and patios to neighbouring gardens are also common. The proposal should not therefore result in adverse overlooking. While larger than existing and closer to the western boundary, a 1.7m high frosted glass screen is proposed for that side of the balcony (it should be noted that the neighbouring house, Hobbits, has a current application for rear extensions over 3 levels including balconies which is still under consideration).

To the east, a lower (1.1m) screen is proposed but the balcony is further from that boundary and the neighbouring house has its own taller screens to balcony and patio which should preserve the occupiers' privacy. It should also be noted that the existing balcony to Seaview has no privacy screening and this proposal is further from the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Privacy screen

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

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: Peter Barnett Date: 24 November 2021

Authorised by: Gary Peck Date: 25 November 2021