# Development Management – Delegated Officer Report

**Application Number: AWDM/1211/15 Recommendation – APPROVE**

**Site:** 133 Brighton Road, Lancing

**Proposal:** **Balcony on supports with patio area to ground floor to front (south) elevation.**

**Date of site visit:** 19.01.16

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property is a two storey detached dwelling set back from the highway and facing south toward Brighton Road and Lancing Seafront. It is in a row of a small number of detached and semi-detached dwellings which vary in style and finish. Further to the east and west are larger flatted developments.

Permission is sought for a front, south facing patio and balcony with balustrade and glass. The submitted plans show the ground floor larger patio area to be 2.5 metres deep and 3.9 metres wide. There are double doors leading from the ground floor of the house. At first floor the balcony area is directly above the patio being 2.9 metres wide and 1.8 metres deep. The application forms state that opaque glass partitions will be used, the eastern side of the patio area is shown with a higher panel, up to 1.8 metres, the standard height shown is 1.1 metres.

**Consultations:**

Lancing Parish Council has raised no objection to this application.

**Representations:**

One email representation of support with no address given. We are happy with the proposal with regards to Design, Privacy, light and noise.

**Relevant Planning Policies**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

**Planning Assessment**

***Principle***

There is no objection in principle to the proposed development which involves the alterations to a dwelling house.

***Visual amenity***

The houses in this locality are all built and finished in a variety of styles and different materials are used. There are examples of front, south facing balconies adjacent, again of differing styles. Wooden balconies are adjacent to the east and west. There are also many examples of flatted development within the wider context of this locality with balconies being common place.

The contemporary style of balustrade proposed in this case will not be out of keeping with the newly painted, rendered property here, although it differs from the more traditional balconies this adds to the eclectic mix of this locality. The balustrading will also being mainly glazed therefore less dominant when viewed within the street scene. A condition is attached to reserve details of the materials and finish of the balustrade to ensure that it is high quality in finish. Details have been requested during the course of the application however no details have been received.

***Residential amenity***

There are properties either side of the site and the patio and balcony areas are towards the eastern side of the building. The dwelling to the west has a balcony and patio area enclosed with open wooden balustrade. There is already some overlooking as existing and any mutual overlooking between external amenity areas will be at a distance of 10 metres. To the east this dwelling no. 135 is set slightly further forward than the application site, therefore some of the external amenity space is screened. There will be some impact of this upon the neighbour however being detached this is not directly onto the boundary. There is also a higher screen to the patio area to limit loss of amenity to the property entrance, side alley and driveway. The balcony is set in from the edge of the property and there would not be any opportunity to overlook the adjacent, front first floor windows. A condition is attached for details of the privacy screen and to ensure it is installed.

It is considered on balance that the need for higher privacy screens to the balcony would not be justified. This is due to the existing balconies adjacent to the site that are not screened and the property being detached. The balcony and patio are also to the front of the property and overlook adjacent properties to their frontages which are windows and amenity space that is currently not private or quiet being adjacent to a highway and the seafront both of which are public areas.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 15/1085/01 – received 7th Dec 2015
   Drawing no. 15/1085/02 – received 7th Dec 2015
   Location Plan – received 7th Dec 2015
   Block Plan – received 7th Dec 2015
   Positioning and connection details relating to the balustrade and balcony structure – received 7th Dec 2015

   **Reason**: *For the avoidance of doubt and in the interests of proper planning.*

3. Prior to commencement of the works hereby permitted details of the materials and finish of the balustrade and screens to be used to enclose the proposed balcony and patio area shall be submitted to and agreed by the Local Planning Authority. This shall include details of the metal work in particular. Works shall be carried out in accordance with the approved details.

   Reason: - To protect the visual amenity of the locality and to accord with Policy AH7 of the Adur District Local Plan.

4. The east and west side panels on the patio enclosure and balcony shall be fitted with obscure glazing at all times with details to be submitted to and agreed by the Local Planning Authority. This also includes the 1.8 metre screen on the eastern side of the patio which shall remain in place at all times. Work shall be carried out in accordance with such approved details.

   Reason: - To protect the residential amenities of the occupiers of the adjacent dwellings and to accord with Policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

**Is recommendation contrary to letter(s) of representation? n**

Case Officer: Hannah Barker Date: 1st February 2016

Authorised by: Jo Morin Date: 01.02.2016