Development Management - Delegated Officer Report

Application Number: AWDM/0990/18 Recommendation – Approve

Site: Four Winds, 2 West End Way, Lancing

Proposal: Retrospective application for replacement balcony with new staircase and replacement fence to north west elevation.

Date of site visit: 18 July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached house at the end of West End Way and adjacent to Winston Road which is in use as an HMO. Retrospective permission is sought to retain a timber deck balcony at first floor on the rear of the property, with external staircase. Permission to retain a replacement fence along the Winston Road boundary is also sought.

The deck of the balcony is 2.6m above ground level while the timber balustrade increases the height to 4m overall. It projects 2.3m from the rear wall and is 5.5m wide. It sits on existing brick pillars which previously supported a balcony of the same dimensions.

The fence is 1.2m high and sits on a 1-1.2m high wall. It also replaces a similar fence in the same position.

Relevant site history

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Advises that the proposed replacement fence is situated to the northwest of the site and fronts onto Winston Road. Plans indicate that the proposed fence is a like-for-like replacement of the existing fence on site. The plans do not indicate an increase in height and appear to follow the property boundary. The replacement fence is not anticipated to cause a highway safety concern as it does not obstruct vehicular visibility on either West End Way or Winston Road.

In conclusion, the LHA do not consider that the proposal will result in a highway safety or capacity concern. Therefore the application is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

Adur and Worthing Councils: The **Environmental Health** Officer (Private Sector Housing) advises that this property is a known HMO that has recently

been refurbished to a high standard, however I identified that Bedroom 5 as shown on the plans was an inner room. The balcony had been removed at the time of my inspection. A secondary means of escape that did not pass through another risk room was required.

In this respect the external stairs leading to the ground floor are necessary and the design shown is suitable to mitigate the risk of injury in a fire. However, the large balcony that is shown extends over the only windows in two of the rooms - rooms 2 and 3, and is therefore likely to greatly reduce the level of natural light to these rooms. There is an increased risk of depression and other psychological effects associated with this. It would therefore be preferable to have a smaller or no balcony other than a suitable landing at the top of the stairs.

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The replacement balcony and fence are the same size as the previous and do not have any greater visual impact in the street scene. The timber is lighter due to being newer but it should 'weather' in time.

The staircase is an additional feature but is largely screened by the fence and is not considered to be unduly intrusive in the street scene.

Residential amenity

The balcony has replaced a previous balcony of the same size and in the same position. However, it does appear from a comparison of photos of the original and current balconies that it is slightly wider, coming closer to the boundary with the adjoining dwelling to the south, 4 West End Way. Views are possible towards to the rear garden of that property and a privacy screen is considered to be justified.

The comments of the EHO in respect of light to the ground floor rooms are noted. However, as a similar sized balcony was in situ previously, it is not considered to be reasonable in planning terms to require a reduction in size. Adequate light should continue to be received into the west facing rooms, which enjoy an otherwise open outlook onto the garden of Four Winds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Privacy screen to be erected on south side within 3 months

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: 23 August 2018

Authorised by: Gary Peck Date: 23 August 2018