Expiry Date - 05/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1763/23 **Recommendation – APPROVE**

Site: **1 Anscombe Road Worthing West Sussex BN11 5EN**

Proposal: **Proposed first floor front and rear balcony with privacy screens and stairs leading down to the garden. Removal of ground floor rear conservatory.**

Date of site visit: 01/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Anscombe Road within a residential area of Worthing. The property comprises a detached, two storey house with rendered elevations and tiled hipped roof with first floor conservatory and dormer to the south side and a ground floor conservatory to the rear which connects to an existing single storey addition that runs along the length of its north side. The property is set back from the road behind a low brick wall and front garden with driveway to the garage.

Directly to the south is an area of open grass recreation space which fronts onto West Parade to the south and the seafront beyond. To the north and west there are detached dwellings in similar size plots fronting Anscombe Road and Anscombe Close. On the eastern side of Anscombe Road, opposite the site, are purpose-built flats in a three storey building known as Roberts Marine Mansions.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a first floor balcony to the front and a first floor rear balcony with privacy screens and stairs leading down to the rear garden.

The front balcony would be created above the existing flat garage roof by installing glazed balustrades to the front and south side elevations. Access would be via a door to the front of the lounge (first floor side conservatory) and a full height window would be installed to the south side elevation of the front bedroom.

A rear balcony would be formed above the flat roof of the garage and extending out approximately 2.2m beyond the rear elevation of the existing building and

supported on posts. The total dimensions for the rear balcony would be approximately 3m wide by 5.25m deep. Obscure glazed privacy screens of 1.8m high would be installed to the rear and north side of the balcony where it projects beyond the rear of the house. The balcony would be accessed via stairs down to the garden and via a door to the west end of the lounge.

A large picture window would be installed to the south side elevation of the building looking out on to the balcony.

To the rear, the existing conservatory and bay window would be removed and replaced with new openings at ground floor level.

The application has been significantly amended since submission which originally proposed a replacement first floor side extension and balconies. The first floor side extension has been removed from the application.

Relevant Planning History:

AWDM/0966/22 - Two storey side extension and single storey rear extension, first floor rear balcony with balustrade and external steps (existing rear conservatory, garage and above conservatory removed) – Refused – Dismissed at Appeal

WB/03/01048/FULL Construction of dormer roof extension in connection with loft conversion - Approved

WB/95/05015/FULL Single storey side and rear extension - Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed balconies to the south side elevation would be clearly visible from the surrounding roads but are reasonably common features in this seafront location and would not appear out of keeping in the wider street scene. The balconies would have glazed balustrades with a lightweight appearance that would allow light and views through.

The balcony to the front/side would not encroach beyond the front elevation of the house and would not adversely affect the character of the property or the locality. The additional first floor openings to the south side would reflect other large openings to properties in a similar position facing the sea to take advantage of the sea views and would not detract from the more traditional character of the building.

The original submission included a large extension to the side at first floor to replace the existing conservatory however this was considered to result in harm to the character of the property and the visual amenities of the area and was therefore removed from the proposal.

There would be no adverse impact on the visual amenities of the locality as a result of this application, as revised.

Residential Amenity

The properties most affected by this development are those to the north at No.3 and to the north-west at No.9 Anscombe Close.

No.3 is located to the north side of the application site and is set in away from the boundary with a side access separating the building from the single storey addition to the side of No.1. No.3 has a single storey extension to the rear. The proposed balcony would project beyond the rear elevation of the application property by approximately 2.2m and would be 8.3m from the boundary with No.3. To prevent overlooking to the neighbour's property from the proposed balcony, a glazed privacy screen of 1.8m high would be installed along the north side of the balcony. This addition would protect the privacy of the adjacent occupiers and would mitigate any potential for overlooking.

No.9 Anscombe Close is located to the north-west of the application site with its side boundary and rear garden adjoining the rear garden boundary of No.1. There is a distance of approximately 14m between the rear balustrade of the proposed balcony and the boundary with No.9. There is an outbuilding within the rear garden of No.1 however this would not prevent views from the first floor balcony. To mitigate any potential for overlooking from the proposed balcony to the garden of No.9, a privacy screen of 1.8m high is proposed to the west edge of the balcony.

It is accepted that potential for overlooking to both neighbours would exist as a result of the proposed stairs leading down from first floor to the garden area however, typically stairs are used for the purpose of access only and not as a place to linger and therefore the actual impact of overlooking is significantly

diminished and would not be considered to have any significant adverse effect on neighbouring amenity.

Dwellings on the east side of Anscombe Road opposite the site and separated by the road would be sufficiently remote to avoid any significant impact as a result of the front/side balcony to cause any significant amenity issue.

There are no neighbours to the south where the additional first floor openings and balcony additions are proposed.

The previous refused scheme under AWDM/0966/22 included a wider balcony to the rear which would have allowed overlooking to the neighbours to the west and was noted in the Inspector's decision as follows: *'There are existing views from the rear of the property towards the rear of properties in Anscombe Close, and those properties on the southern side of the Close have different arrangements of glass conservatories and terraces at the rear. However, the introduction of the proposed terrace at first floor level, as a result of height, extent and proximity, would materially exacerbate the extent of views towards and over the rear of neighbouring properties in Anscombe Close and their gardens, which would materially harm the living conditions of neighbours in these properties.'*

The current application has been amended further and the balcony no longer extends out across the rear elevation resulting in a much smaller area. In addition, a 1.8m high privacy screen would be added to the west elevation thereby overcoming the previous concerns in relation to overlooking.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this revised application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Glazed balustrades
4. 1.8m high obscure glazed privacy screens installed prior to first use of balcony to north and west

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of

sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 24/04/24

Authorised by: Jo Morin Date: 25.04.2024