Development Management - Delegated Officer Report

Application Number: AWDM/0092/21 Recommendation – Approve

Site: 206A Brighton Road, Lancing

Proposal: Ground floor rear extension to south, with extended terrace above

Date of site visit: Assessed using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a new dwelling approved in 2017 and recently completed. Permission is sought to construct a lower ground floor extension at the rear measuring 5.3m deep but with a further 1.5m deep extension at its western end. It will run across the entire rear of the property and will comprise a 2nd living room/entertainment space, gym and sauna. At ground floor level, above the extension, a 6m deep terrace is proposed (reduced from 6.8m as originally submitted).

Relevant Planning History

AWDM/1082/17 - Demolition of existing dwelling and erection of new 3-storey three-bedroom townhouse with integral garage on ground floor.

AWDM/0498/20 - Non-material amendment to approved AWDM/1082/17 for part retrospective solar panels on the roof, roof light, raised decking, amendment to windows and additional windows to south and west elevations

Consultations

Adur and Worthing Councils: The **EHO** has no objection.

Lancing Parish Council: No objection.
Please note, if the application is approved, the Committee requests that Adur District Council applies a condition to highlight the fact that the property is adjacent to a Local Nature Reserve and, as such, any building works should avoid dumping waste materials/liquids into the lagoon that would result in the lagoon being polluted, in accordance with the provisions of The Environmental Protection Act 1990, Sections 34, 35 and 59, 'fly tipping' (illegally dumping).

Representations

Objection received from the occupier of 206 Brighton Road:

I am not disagreeable about the extension itself but I am a bit concerned about the impact the terrace proposed above may have on our privacy, we do

already both have balconies which is no problem but a larger terrace frequently used may mean we have no privacy at any time

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

It is clear from Google Maps that many properties along Brighton Road have extensions and terraces backing onto Widewater. The proposed extension is deep but maintains a distance of 6m or so to the lagoon and does replace an outbuilding previously at the rear.

The proposed terrace is also deep but will be in line with the neighbouring terrace at 206 and no deeper than others in the area.

Residential amenity

An objection has been received from the occupier at 206 to the east. The depth of the terrace has been reduced slightly and planters added to the side to provide some screening. However, while a deep terrace, it does not appear to be any deeper than the terrace at 206 itself and an objection is considered to be difficult to sustain, particularly in an area where there are numerous terraces and balconies.

Flood Risk

The applicant has confirmed that floor levels in the extension will be set no lower than existing floor levels. The proposal does not include any sleeping accommodation on the lower ground floor.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing

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

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.

Case Officer: Peter Barnett Date: 9 March 2021

Authorised by: Gary Peck Date: 9 March 2021