Development Management - Delegated Officer Report

Application Number: AWDM/1152/22 Recommendation – Approve

Site: Hobbits, Mount Way, Lancing

Proposal: Proposed rear extensions over 2 levels including balconies and decking (Amendment to previously approved AWDM/1766/21)

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 first floor balcony across the width of the house at the rear plus a ground floor raised patio.

To the west, Ardmore is a two storey property which projects further to the rear than Hobbits. It also has a rear balcony and has a clear-glazed corner window which faces east across the rear of Hobbits.

To the east is Seaview which is another detached house with a balcony which has permission to enlarge the balcony (AWDM/1940/21).

Permission was granted last year to extend the house on three levels, with a first floor extension measuring approximately 2.3m deep, a ground floor extension approximately 2.45m deep with a first floor balcony above, 4.4m deep, and the formation of a new lower ground floor extension underneath the ground floor with a smaller balcony above, measuring 1.75m deep. The garden area directly adjacent to the house was to be dug out and lowered by approximately 0.9m. External staircases would link the balconies and the different levels.

This application seeks to amend that permission by removing the external staircases and providing a large decked area at ground floor level, with raised steps due to the sloping ground.

Relevant Planning History

AWDM/1766/21 - Proposed rear extensions over 3 levels including balconies

Consultations

Lancing Parish Council: No objections

SDNPA: No comment

Representations

Letter of support received from the occupier of Seaview

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 will not be out of keeping. The extensions are not excessively large and the character of the existing building is respected.

Residential amenity

The main consideration with regard to this application is the impact of the extensions upon the light and outlook of Ardmore. The ground and first floor extensions will be level with areas of blank wall at the side of Ardmore but the first floor balcony will project alongside the first floor corner window at that property. An obscure glazed privacy screen 1.8m high measured from the floor level of the balcony is proposed and the occupiers of Ardmore are concerned at loss of view.

Loss of view is not a planning consideration. Moreover, Ardmore enjoys extensive views to the rear (south) by way of full width glazing and its own rear balcony. While the privacy screen will obstruct light and outlook to the affected window, it is not considered that it will be to such an extent as to harm the amenities of the neighbouring occupiers, bearing in mind the light and outlook still available to the rear. Side windows with views over neighbouring properties are not common and the window would normally be required to be obscure glazed if constructed today.

To the east, Seaview will not be adversely affected by this proposal as a privacy screen is also proposed on the east side of the first floor balcony. The balcony proposed at Seaview will also be similarly protected.

The removal of the external staircases will protect privacy further. The raised deck will project into the rear garden and beyond the rear wall of the

neighbouring dwellings. It is set off the boundary but views into Seaview will be possible due to the lack of a boundary fence. This direct overlooking already exists though and the situation will not be significantly worse. There is a privacy screen proposed along part of the sides of the decked area and it is noted that the owner of Seaview has written in support of the application.

There is a fence on the boundary with Ardmore to the west which will provide some screening and a privacy screen around the entire length of the sides of the deck is not considered to be necessary on this occasion due to the fence screen and distance from the boundary and the extent of mutual overlooking that already exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Privacy screen to be installed prior to first use

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

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: 29 July 2022

Authorised by: Gary Peck Date: 4 August 2022