Development Management – Delegated Officer Report

Application Number: AWDM/1287/22 **Recommendation: Approve**

Site: **246 Brighton Road, Lancing**

Proposal: **First floor rear extension**

Date of Site Visit: 1 November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached house on the south side of Brighton Road, backing onto the Widewater Lagoon. It has a first floor balcony at the rear and it is proposed to construct a first floor extension over this balcony area. Work has commenced. The balcony is 1.8m in depth.

Planning History:

None relevant

Consultations:

None

Representations

None

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

The proposal will square off the rear of the building and the extension will be visible from the promenade to the south. There have been numerous extensions and replacement dwellings along this stretch of road and the proposal is not considered to be harmful in this context.

Residential amenity

There is a lower flat roofed property to the west. The extension will not project beyond the rear of that property and will not cause a loss of light or outlook. To the east, the adjacent house has balconies at first floor and roof level. While there may be some impact on light and outlook to the upper balcony, the lower one sits over a rear extension which projects further to the rear than 246 Brighton Road and is not adversely affected.

The impact on residential amenity is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. No side windows

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: 15 November 2022

Authorised by: Gary Peck Date: 15 November 2022