Development Management - Delegated Officer Report

Application Number: AWDM/1035/22 Recommendation – Approve

Site: 44 Brighton Road, Lancing

Proposal: Application for a Non-Material Amendment to previously approved AWDM/1941/21 for removal of planter and extension of wall.

Date of site visit: 29 June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the south side of Brighton Road. The ground level is lower at the rear of the property before it rises again towards the beach. Permission was granted last year for substantial extensions and alterations. These included re-landscaping the terraced garden and altering ground levels with new stepped terraces formed on three levels. New 1.8m high rendered blockwork walls are to be built at the side of the new terraces to provide a privacy screen. These walls are to be set 1m off the boundary with 46 Brighton Road to the east following previous objections from those occupiers to its impact when originally sited on the boundary. The existing boundary fence is to be retained. On the west side with No. 42, the new walls are to be constructed on the boundary. That property has permission to undergo redevelopment (AWDM/0923/21) and work has commenced.

This application seeks permission for non material amendments to the approved scheme which are to alter/remove planters and to extend the wall around the new terraced garden. The planter on the boundary with No.46 at the end of terrace 3 has been reduced in size and a water feature added, although planting is still proposed closest to the boundary. The planter on the boundary on decking level 1 has been removed. There are alterations to positions of steps, which are moved further from the boundary, the addition of an outdoor shower and a wall is shown added to the southern end of the swimming pool, at the bottom of the re-landscaped garden, with pool plant behind. A cedar clad fence is also shown added at the southern end on the boundary with No.46 but positioned in front of the existing boundary fence.

Relevant Planning History

AWDM/0716/21 - New front porch; replacement of conservatory with new single-storey rear 'orangery' extension and covered terrace at first floor; new cladding to all elevations; change to rear garden levels to form terraced raised decking; new boundary walls to rear garden - approved

AWDM/1394/21 - Erection of a 2 bedroom dwelling in front garden, together with associated landscaping and parking - approved

AWDM/1941/21 - First floor front extension onto balcony, two storey front porch; re-roofing of house in metal standing seam sheets; replacement of rear conservatory with pergola with louvred roof over terrace at first floor; new cladding to all elevations; change to rear garden levels to form terraced raised decking; new boundary walls to rear garden (Amended Resubmission of AWDM/0716/21)

AWDM/0689/22 - Non material amendment to approved AWDM/1941/21 showing removal of rear steps to side, and erection of wall to end of lower terrace

Consultations

Adur & Worthing Councils: **Public Health**: No comments
PSH: No comment

Lancing Parish Council: No comment

Representations

Letter received from the occupiers of 46 Brighton Road:

1. We strongly object to any extension of the high wall that currently is approx 1.2mts in height and 2 .5 mts in length above the level of our fence. The appearance from both our garden and the upper balcony is overbearing and not in keeping with the green environment of the overall area.
2. We object to the removal of the planter sited at the point of change in height in this wall. We did not raise objections to the original planning application in the interests of good, new, neighbour relations. However this was on the understanding that the wall would be only approx 0.750 mts above our fence and the planter layout of the garden would soften the effect of the change in height. The original planning permission was agreed subsequently. We would have raised objections if this had been stated at the time of application.
3. We object to the much reduced planter area being changed at terrace level. Discussions with planning prior to the original permission being granted identified that this area would only be walked on during maintenance of planter/garden. The new smaller planter/fountain layout allows people to walk at the level of the top of our 2.mtr high boundary fence.

Now that all this building has taken place the one metre gap between boundary and new wall does not make any difference to the appearance from No 46 and changes in the original permission granted will make the appearance worse.

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)

Planning Assessment

Visual amenity

There have been a number of amendments during the course of the build out but they are all considered to be minor in the context of the approved scheme and do not have a significant increase in visual impact.

Residential amenity

The alterations to the terrace are not considered to have an adverse impact on the residential amenities of the neighbours to the east at No.46. They have been most affected by the development and the new walls do have a stark appearance in their unfinished state. However, they are to be rendered on both sides, which will improve their appearance, and a 1m gap is maintained to the original boundary fence.

Planting on the boundary is maintained which, together with the new water feature, will help to maintain privacy for the neighbouring occupiers and provide a softening effect. These features are not designed to be walked on and instead form a break between the different levels of terracing.

The other changes are at the bottom of the terraces and have less impact.

Overall, the impact of these changes on residential amenity is considered to be acceptable.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing numbers 09F and 10D received 5 July 2022

…….. existing planning permission AWDM/1941/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing numbers 9B and 10A received 27 October 2021

Case Officer:	Peter Barnett	Date: 11 July 2022
Authorised by:	Gary Peck	Date: 11 July 2022