Development Control – Delegated Officer Report

Application Number: AWDM/1735/16 Recommendation – APPROVE

Site: 206 Brighton Road, Lancing, BN15 8LJ

Proposal: Rooms in roof extensions from hips to gables on east and west elevations, rear dormer with balcony and rooflight to south elevation and one rooflight to front (north) elevation.

Date of site visit: 06.01.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house on the south side of Brighton Road, Lancing. It is understood that both no. 206A and 208 were built within the former garden land of the application site. The property straddles an embankment comprising the secondary sea defence, thereby making the ground floor of the property with a smaller square area than the first floor, with the first floor being on top of the embankment area.

The site directly backs onto the Widewater Lagoon. On the south side of Widewater is a carpark and vehicular access, and to the south of this car park is 'West Beach' and then a long strip of beach huts which lie on the edge of the beach which directly access the sea proper.

This part of Brighton Road has many differing types of properties in design and size and they form an eclectic style of residential dwellings. The ones on the south side of Brighton Road, vary from single storey to three storey, some with ground floor garaging others with no car parking facilities at all.

Brighton Road, is the A259 being the coastal road from Worthing (and further west) to Brighton (and further east).

Proposal

The proposal seeks permission for:-
a hip to gable roof extension to the east and west elevations; and
rear flat roof dormer together with a roof light in the rear roofslope, in order to provide second floor accommodation. The second floor accommodation will afford an en-suite bedroom and storage space. The dormer will also deliver a balcony area with a glazed screen.

The ground floor internal layout will remain as existing; other than a new staircase, and thereby a reduced bedroom, there will be no change to the first floor.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan Policies: AG1, AH7
Development Control Standard No. 3 'Extensions & Alterations to Dwellings'
Submission Adur Local Plan: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The application must be considered on its own merits and in accordance with development plan policies.

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The hip to gable roof extension will be noticeable within the street scene, but it would not be out of keeping with the various types of design of dwellings in existence, for example, two doors away to the west is a three storey flat roof dwelling which is as tall if not taller than the proposed hip to gable extension.

Other than the two side roofs becoming gables, there will be no other change to the front elevation of the dwelling and the view of the side elevations of the dormer will not be readily noticeable from either of the neighbouring properties. Indeed, even if it were, it is a form of development that would be expected on this elevation of the properties backing onto Widewater and then distant views of the beach proper. However, no. 208 have a window in their side roof slope, which, although is unlikely to receive unacceptable overlooking from the new balcony, it is considered a safeguard to potential future overlooking to provide an obscure glazed screen of 1.7m in height to prevent such a situation from happening. Further, in order to maintain the design balance of the balcony, a mirroring screen on the other side of the balcony would be appropriate.

Residential Amenity

The most affected properties are those adjoining to the east and west, no.'s 206 A to the west and 208 to the east.

Because of the embankment strip running to the rear section of the dwellings and that there does not appear to be any side window in either of the neighbouring properties (other than the rooflight within no. 208), there is unlikely to be any unacceptable harm onto either of the neighbouring properties residential amenities.

However, because of the rooflight within no. 208, it is considered prudent to provide a 1.7m obscure glass screen to the side of the balcony screening, and to the other side of it to balance it visually.

Recommendation

APPROVE subject to Conditions:-

1. Plans
2. Standard time limit
3. Materials to match existing
4. No windows in side gable ends
5. The side screens of the balcony to be obscure glass

Informative

Approved following amendment

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

Case Officer: Eve Hearsey Date: 09.01.2017

Authorised by: Jo Morin Date: 10.01.2017