Expiry: 17/12 EOT agreed 25/1

Development Management – Delegated Officer Report

Application Number: AWDM/1933/21 Recommendation – Approve

Site: 204 Brighton Road, Lancing

Proposal: Proposed roof terrace, existing parapet raised by 300mm on east side and new rear spiral staircase for access. Replace windows with doors at first and second floor level on south elevation. Second floor extension over existing first floor to west elevation with balcony. New window to first floor west elevation. Ground floor rear extension with terrace over. Re-design of garden area incorporating raised terraced areas. (Resubmission of previously approved AWDM/1490/20)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9 December 2021/14 January 2022

Site and Surroundings

This application relates to a three storey 'Art Deco' style white painted rendered detached house on the south side of Brighton Road close to the Lancing roundabout. Like many houses on this side of the road the houses are three storeys from the front and two storeys facing Widewater at the rear. The rear gardens tend to be tiered down to the water's edge.

Both neighbouring properties have rear terraces, set off the common site boundary. No. 206A is a new 3 storey house, No.202 slightly older with rooms in the roof.

The property is not in a conservation area and is not listed.

Proposal

Planning permission has been granted to extend the side of the property with a second floor extension to replace the existing terrace. The existing east side wall is to be raised in height by 300mm. A centralised roof terrace is proposed with a spiral staircase down to the garden 5 metres off the west boundary and 8 metres off the east boundary.

The existing rear wall is to be rebuilt to remove the 'lean to' element and extend the existing rooms to their full depth. Rear windows are to be replaced with French doors at first and second floors, at second floor behind Juliet balconies.

This application seeks to revise that permission by the addition of the following:

A 6m deep ground floor extension is proposed at the rear and a balcony is proposed at first floor rear (2nd floor) on the west side.

Relevant Planning History

AWDM/1490/20 - Proposed roof terrace, existing parapet raised by 300mm on east side and new rear spiral staircase for access. Replace windows with doors at first and second floor level on south elevation. Second floor extension over existing first floor to west elevation. New window to first floor west elevation.

AWDM/0732/21 - Application for a Non-Material Amendment to previously approved AWDM/1490/20. Amendments: Amend rear, west extension wall from square to curved design to match front elevation.

Consultations

Technical Services: *'Based upon the provided drawing I'm happy that the proposals will retain the flood defences. I've got no objections.'*

Lancing Parish Council: No comment

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The only changes to the 2021 approval is for the ground floor rear extension and the first floor rear balcony addition.

The balcony has now been enclosed on the west side by a privacy screen. This was considered necessary as the balcony is very close to the shared boundary and a patio at 206A.

The proposed ground floor extension is essentially subterranean from the rear as it involves excavating into the tiered rear garden. The roof of it will be little higher than the garden area to be removed. It will not cause harm to the neighbours.

Character

The extensions are in keeping with the house and immediate environment.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Second floor flank window obsc/1.7m
5. Privacy scree to second floor balcony

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 25.1.22
Authorised and signed by:	Peter Barnett	Date: 25/1/22