# Development Control – Delegated Officer Report

**Application Number: AWDM/0212/14** **Recommendation – Approve**

**Site:** **46 Mill Road Lancing**

**Proposal:** **Single-storey extension to south and west elevations with roof terrace above**

**Date of site visit:** 4.3.14

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

This application relates to a detached two-storey dwellinghouse of a modern design and style. It occupiers an elevated backland plot, at the rear of properties in Heyshott Close.

The proposal is for a single storey rear flat roof extension with roof terrace, to measure (at max) 3.7 metres in height, 7.2 metres in length, and 6.9 metres in width.

The site is within an outer residential suburb of Lancing, on the foothills of the South Downs.

**Relevant site history**
None

**Consultations**
**Lancing Parish Council:** *No objections*

**Representations**
Objection received from occupier of 19 Heyshott Close, summarised:-

- *Will increase ease of overlooking our property*
- *Will increase our loss privacy*
- *Existing screen of shrubs are old and dying and offer limited protection to both parties for future privacy*

**Relevant Planning Policies**
Adur Local Plan (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***
Upgrading of residential accommodation is acceptable in principle.

***Visual amenity***

The building is of a modern design and the proposed extension, including the roof terrace, would be visually integrated with it in terms of form, shape, and exterior materials/finishes.

No visual harm would arise from it.

***Residential amenity***

It is the neighbours to the west and south who are principally impacted upon by this development.

*Neighbour to west*

This neighbour has a shared drive with the application property. There is current mutual overlooking between the windows of this neighbouring building and the application property.

*Neighbours to south*

The application site is on a hill slope, and the host building is elevated above those properties to the south, along Heyshott Close.

The extension itself would be some distance from these neighbouring buildings, so it would not adversely overbear or overshadow despite its elevated position in relation to these neighbours – although, obviously, it would be a readily noticeable feature.

In terms of impact arising from overlooking and loss of privacy, there is a roof terrace to the application property already. This has the potential for allowing for overlooking and views onto neighbours – whatever the condition of the existing vegetation along boundaries.

Given this situation, the acceptability of the impact hinges on the severity of the *additional* overlooking. Following negotiations with the planning officers, the size of the new terrace has been reduced so it is no greater than the existing one – this means there would be no additional overlooking and loss of privacy onto these neighbours.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

**Subject to Conditions:-**

1. Standard 3 year time limit

2. Approved plans
3. Materials to match existing dwelling

***Informative:***

*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.*

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

Case Officer: Matthew Porter Date: 1-4-2014

Authorised by: Peter Barnett Date: 1 April 2014