Development Management - Delegated Officer Report

Application Number: AWDM/2060/20 Recommendation – Approve

Site: Garden Flat, 134 Brighton Road, Lancing, West Sussex

Proposal: Two storey side extension to link ground and first floor as one flat. Revised fenestration, removal of existing conservatory, proposed new first floor extension to rear elevation. Revised terracing and store under. Resubmission of expired approval AWDM/1391/14.

Date of site visit: 28 October 2014 and checked using applicant's photos and Google Earth

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a three storey building on the south side of Brighton Road which has been converted into 3 flats (the ground floor flat is unauthorised). The land level rises to the rear so that ground floor level at the rear of the building is the equivalent of first floor at the front. The first floor flat has an existing conservatory at the rear with steps leading down to a decked terrace on the west side of the curtilage. There is an area of lawn on the east side with a lower decked area on the waterfront of the lagoon.

It is proposed to replace the conservatory with a flat-roofed single storey extension measuring 3m deep, 8m wide and 2.8m high. It will be built on the western boundary and will wrap around the side of the building to form a covered area over the existing side access passageway and steps. At the rear, the existing decking will be raised by 1.1m to form a larger area of decking level with the threshold of the extension. The terrace then steps down by approximately 0.8m to just above the level of the existing lawn on the east side of the garden. Privacy for neighbouring occupiers is to be gained by the erection of a 1.8m high obscured screen along both side boundaries. At the lower decked level, under the new decking, a store area is proposed.

Relevant site history

ADC/0555/07 – Change of use and conversion of first and second floors to two self-contained residential units, including roof extension with front and rear dormers – approved

There had been enforcement action against the use of the ground floor as a separate flat. An enforcement notice at the property required the use of the ground floor as a separate flat to cease and for the ground floor to be used only as ancillary, non-habitable accommodation in connection with the first floor flat. This has now been complied with.

AWDM/1391/14 - 2-storey side extension to link ground floor and first floor as one flat. New window on ground floor at front. Re-opening of blocked window on ground floor at side. Demolition of conservatory and construction of first floor extension at rear with external terrace and ground floor store - approved

Consultations

Lancing Parish Council: No objection

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extensions and alterations are not considered to have a harmful visual impact. The link extension to the side will be of a modest scale and will not appear intrusive in the street scene. The rear extension will also be of an appropriate scale to the host building.

Residential amenity

The side extension will run along the side of 132C Brighton Road where there is only an obscure glazed window at ground floor level. No loss of amenity is anticipated.

At the rear, the extension will not cause a loss of amenity to the neighbours on either side due to its modest depth and size. The raised terrace has the potential to cause some loss of amenity but the proposed screen fencing should avoid any overlooking. It should be noted that there are already clear views into neighbouring gardens from the site, as is common along this stretch of properties.

For 136 Brighton Road there will be some loss of view compared to the existing situation, but the fence will not be especially overbearing or enclosing for the neighbour. There is no right to a view in any event.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing dwelling
4. Decking not be brought into use until screen fencing erected and retained thereafter
5. The ground floor shall not be used for any form of habitable accommodation

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

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.

Case Officer: Peter Barnett Date: 19 January 2021

Authorised by: Gary Peck Date: 19 January 2021