Expiry Date - 12/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0587/17 **Recommendation – Approve**

Site: **Southerly Mount Way Lancing West Sussex**

Proposal: **Metal balconies to south elevation with toughened glass guards to first and second floor levels including metal spiral staircase (existing timber staircase and timber and metal balcony removed)**

Site visit: 25. 5.17

Site and surrounds

The application property is a pleasant, detached two storeys early 70s on the urban fringe of North Lancing on the lower slopes of the Downs. It sits in a spacious, 1970s residential suburb of bespoke detached houses which look out northwards to the countryside within the National Park. Southwards their long rear, mature landscaped gardens face towards the coast where excellent views are obtained.

Because the ground slops steeply at the rear, the property includes a basement on its southern side.

As originally built, the house incorporates rear balconies at first floor and second floor. The second floor balconies are arranged as two discrete balconies, relatively shall in depth. The western balcony sits hard up with the western wall; the eastern balcony is pulled in from the edge.

At first floor level the balcony is centrally located and made of timber. It is much deeper and connects via some external steps in the garden to a large decked area. The garden steps down beyond this. The boundary is marked by mature landscaping – bushes and trees.

A further set of steps connects higher ground in the back garden to the ground area adjacent to the basemen.

To the east, set forward of Southerly with its back wall set back, is Rannoch. This is a two storey house, close to the common boundary which incorporates a deep rear balcony across the width of the house.

To the west is another detached house, set slightly behind Southerly.

Rear balconies are a feature of these houses taking advantage of the splendid coastal view.

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Proposal

The scheme replaces the existing balconies with, firstly; at second floor level a glazed balcony across the width of the house, save for a small inset on the western end. This is 1.5 ms deep but extends in the middle in a semi circular plan2.8 ms deep and 4 ms wide. A convex privacy screen is added at each end of the balcony, 1.8 ms deep. The projecting element is supported by a metal pole.

The first floor glazed balcony is set in 3 ms from the western edge – the same distance as the existing balcony-and stretches as far as the eastern edge. It is also 1.5 ms deep.

A metal spiral staircase is situated on the south east corner serving the balconies which projects beyond the east wall of the house by around half a metre.

Following negotiations, obscure glazing has been introduced on the upper part of the spiral staircase to prevent overlooking to the neighbour.

Relevant Planning History

ADC/0687/07 - Reduce height of ash tree in rear garden of 'Southerly' (by up to 2m) subject to TPO 13.53/2/2006/L
STATUS: PER 7th January 2008.

ADC/0081/09 - Reduce height of ash tree in rear garden (subject to TPO 13.53/2/2006/L) by crown reduction of 50% and reduction in height of remaining tree by 2m
STATUS: PER 29th April 2009.

ADC/0155/09 - Kitchen extension onto rear balcony
STATUS: PER 22nd May 2009.

AWDM/0631/13 - Single storey front extension
STATUS: APP 8th July 2013.

AWDM/0628/16 - Garage conversion
STATUS: APPRET.

L/227/79/TP/8096 - FOUR BEDROOM HOUSE WITH INTEGRAL GARAGE
STATUS: PCO 10th September 1979.

Consultations

None

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Representations

None

Lancing PC

No objections

Relevant Planning Policies and Guidance

Submission Adur Local Plan Policy 15; Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal upgrades a house by fully exploiting the opportunity to enjoy the scenic southerly view and large balcony as living space. There is no loss of garden (greenfield land). It is in the urban area (albeit urban fringe) in a reasonably sustainable location.

Visual amenity

The balconies replace a substantially sized balcony structure, which is already visible from down the hill to the south. South facing balconies are a long established feature of this row of houses

The design of the balconies is satisfactory- neither excessively large nor out of keeping in terms of character and the light form of the structures and use of glazing and metal is appropriate.

The balconies will not be visible from the street.

Impact on neighbouring amenity and living conditions

The array of neighbouring rear balconies and rear fenestration and sloping ground mean that intervisibility between properties and the gardens from the elevated vantage points of the balconies is inevitable.

The new balconies will increase such overlooking to the gardens of the neighbours as the central lower balcony projects further than the existing and the upper floor balconies are deeper also. The spiral staircase additionally projects beyond the existing house and users would overlook Rannoch's balcony and garden as they ascend/descend if untreated.

However, as Southerly is forward of its flanking neighbours, the views to the garden from the balconies will be mainly oblique and into the less sensitive parts. The boundary screening in the form of the shrubs and planting will also block most views. The lateral privacy screens will also be instrumental.

The spiral staircase is more invasive than the present arrangement but the impact on outlook is limited and the obscure glazing to the upper parts prevents overlooking to Rannoch.

This is underlined by the absence of any objections from neighbours.

Access and parking

This is unaffected.

Recommendation

APPROVE Subject to Conditions**:-**

1. Standard 3 year time limit
2. The development hereby approved shall not be used unless and until the privacy screens and screening to the spiral staircase have been provided with appropriate obscuration. The said screens/screening shall be retained thereafter.

Is recommendation contrary to any representations? N

Case Officer signed: P. Devonport Date: 16.6.17

Authorised and signed by: Gary Peck Date: 26 June 2017