Development Management – Delegated Officer Report

Application Number: AWDM/1371/23 Recommendation: APPROVE

Site: 1 Fairview Road, Lancing, West Sussex

Proposal: Extension of existing balcony/terrace to south elevation.

Date of Site Visit: 1st August 2023 when considering AWDM/0881/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Permission was granted in September 2023 at this site for rooms in roof with raising of ridge and extension over ground floor side extension with hipped end and rear dormer, with new window at first floor level to north elevation. Works are underway and nearing completion.

Ground levels drop to the rear, south of the site with views to the sea. The street comprises many property styles and dwellings have been altered and extended over time. There are many chalet bungalows with differing ridge heights, character and design.

The current application seeks consent for an enlarged terrace/raised platform to the rear of the property. There is an existing raised area and it is proposed to extend this to the side towards the west boundary of the site and to the rear to 5 metres in depth.

Lancing Parish Council: - Support

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension of the terrace will not be visible within the street scene, it is to the rear of the site. The proposal will be in keeping with the character of the building and surrounding locality.

Residential amenity

The main properties to be affected are those either side of the site. To the west there is screening to the boundary therefore no overlooking will occur in this case as a result of the proposed development. To the east there is spacing between the properties and there is also a shed at the adjacent property on the boundary which will provide some screening. On balance, however, due to the depth of the terrace and elevated position it is deemed necessary to install an obscure glazed screen on each side to protect the amenities of the occupiers of the adjacent properties and the application site. A condition is set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Privacy screen to be installed prior to use of terrace hereby permitted.

Is recommendation contrary to letter(s) of representation Y

1. Proactive no amendments

Case Officer: Hannah Barker Date: 23rd November 2023

Authorised by: Peter Barnett Date: 23 November 2023