Application Number: AWDM/1420/20 Recommendation APPROVE

Site: Flat 4, 17 Park Lane, Southwick, BN42 4DL

Proposal: Ground floor infill conservatory to Flat 2 with extension to rear balcony above (Flat 4).

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property was constructed as a Villa in circa 1908 but was converted to 4no. flats in 1970's, and it still reads as a detached two storey dwelling. The property is situated on the south side of Park Lane.

There is a garage block for 4no. vehicles plus parking for a further 4no. vehicles directly outside each of the garage block, and there is a rear amenity garden area between the garage block and the property building. The parking to the rear parking is gained via a drive to the side of no. 17 and no. 19 Park Lane.

The area is characterised by two storey dwellings some as single dwellings and others as flats,

The property is no a Listed Building and is not within a Conservation Area.

Proposal

The application seeks permission to provide a ground floor conservatory between the 2no. square bays at the rear of the property; and an extension to the existing first floor screened balcony between the corresponding square bays at the first floor level.

The conservatory will measure some 3.5m wide x 2.6m deep, and will be attached to the ground floor flat no. 2; and the balcony extension will be attached to the first floor flat no. 4, and will provide an approx. additional depth of 1.5m x 3.5m in width.

Relevant Planning History: None

Representations: None received

Consultations: None

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a rear conservatory with a screened balcony over to 2no. separate flats.

The key concerns would be the effect onto the existing neighbouring residential amenities and visual amenities of the area.

Visual Amenity

The proposed conservatory and balcony will be located at the rear of the existing building. The structures which relate to 2no. separate flats, will be partially screened by the existing two storey square bays, thus the only section protruding out into view will be some 1.4m deep. Further, the structures will be fully glazed and thereby will contribute to the lightness of the structures. The existing balcony has railings to the front elevation, and the proposed new, extended balcony will have full obscure glazed screens to the sides; the front will have a lower, glazed screen.

The structures proposed are considered to be of a good design and will visually complement the Edwardian building.

Residential Amenity

As the proposed scheme will positioned in a central position on the rear of the building, and will be partially screened by the pair of existing two storey square bays, it is considered that they will not result in any material detrimental loss in the residential amenities of the neighbouring properties.

The mutual boundary of the nearest property no. 15, is some 5m distant, with the property itself being positioned forward of the application site, it will be at an oblique angle away from the proposed development, and thereby will not be negatively affected by it.

No. 19 is positioned on the other side of the side vehicular access drive and the boundary to that property is some 9m distant, and thereby there existing residential amenities will not be materially affected by the proposal.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Obscured glass panels

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.11.2020

Authorised by: Peter Barnett Date: 4 November 2020