Expiry Date - 11/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0943/11

Recommendation – Approve Application

Site: **144 Brighton Road Lancing West Sussex BN15 8LN**

Proposal: **Secondfloor rear extension with balcony (renewal of ADC/0509/08)**

The Application

No.144 is a detached dwelling located on the south side of Brighton Road, the rear of which faces onto Widewater. Planning permission was granted on appeal in 2004 for a conservatory extension at second floor level (L/2/04). At the time the Inspector considered that it would not be "out of scale or sympathy with the existing building or its neighbours, nor overdevelop the site." As there was such a variety of design, materials and appearance in the vicinity, the extensive use of glass at upper floor and roof level was not considered to be "unduly prominent, incongruous or unsympathetic."

Permission was subsequently granted for a revision to the design of the extension by replacing the glass roof with a tiled pitched roof to match the main house (ADC/0509/08). Permission is now sought to renew that unimplemented consent, but with design revisions comprising:

- An alteration to the roof to introduce a section of flat roof 1.5m long to the east of the apex of the conservatory roof
- A shortening of the length of the roof from 4m to 1.8m
- The construction of a painted render wall in place of tile hanging on either side of the extension, 2.5m high and 3m long, then stepping down to 1.1m high for 0.8m, returning in front of the conservatory by 0.8m at either end

The result of these amendments is to create a second floor terrace 2.1m deep with a central section a further 1.2m deep.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

Expiry Date - 11/01/2012

No representations received

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

As the Inspector in 2004 pointed out, there is a considerable variety of dwelling sizes, designs and use of materials in the properties facing Widewater. The principle of a second floor addition has already been accepted and the main consideration is therefore the impact of the design changes and introduction of second floor terrace.

In terms of their appearance, the revisions are considered to be acceptable. The use of render will match parts of the main house and will not detract from the character and appearance of the property or its surroundings. The flat roof section is a minor element overall and will not have an unacceptable appearance.

The balcony would be in keeping with its neighbour to the west which also has a rear balcony.

Residential amenity

The proposal will not have an adverse impact on the residential amenities of the neighbouring occupiers. The rendered wall will be 0.4m higher than the previously proposed tile hung wall, with the eaves removed and hidden behind the parapet wall. This slight increase in the height of the vertical wall is not considered to have an adverse impact on light or outlook for neighbouring occupiers, particularly as the increase in wall height is offset by the reduction in the length of the roof.

The impact of a larger rear balcony is mitigated by the height of the side walls which will prevent views into neighbouring windows or balconies. Balconies are common features for the properties along this stretch of Brighton Road and there are no concerns with regard to overlooking or loss of privacy, particularly as the property to the west has no screening to its balcony.

Recommendation

APPROVE for reason that:-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. This permission relates to the following approved plan:
   Drawing No. 5108:1B (Proposed Elevations, Floor Plans, Site Plan and Block Plan) received 16 November 2011
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 January 2011

4/1/12