Development Control – Delegated Officer Report

Application Number: AWDM/1515/16 Recommendation – APPROVE

Site: **248 Brighton Road, Lancing**

Proposal: **Proposed inset roof terrace and glass balustrade within rear roof slope; Juliet balcony to front dormer and full length glazing within front roof slope.**

The Application Site & Proposal

The application property is a detached dwelling located on the south side of Brighton Road with Widewater Lagoon behind. The two storey house has an integral garage and a parking area to the front. The rear of the property is at a raised level, common with properties along this part of Brighton Road, resulting in three levels in total. The application property has been previously extended with a conservatory and first floor balcony to the rear and there is a dormer extension to the front roof slope.

The street scene along this side of the road is varied with two and three storey dwellings, both semi-detached and detached. Many dwellings have been altered and extended. Originally there were other dwellings built in matching appearance to the application site some have been extended with additional storeys and balconies and dormer extensions.

It is proposed to create a roof terrace within the existing roof space with a rear balcony to the rear and a row of roof lights in the front roof slope. The proposed rear balcony would extend 1.3 metres in depth and extend 4.9 metres in width. The existing front dormer window would also be altered to full length glazed doors with a Juliet balcony that would attach to the front wall of the dwelling.

Amended plans have been received during the consideration of this application which have set the rear balcony back to 1.3 metres and removed the external staircase which would have originally provided access to the roof terrace from the existing first floor balcony to the rear of the building. The staircase and access to the proposed roof terrace has now been re-located internally within the building.

Consultations and Representations

Consultations/Comments

Lancing Parish Council objected to the original plans on this application as they considered that the development would be overbearing and would cause a loss of privacy to the neighbouring properties.

No further comments have been received from Lancing Parish Council in response to the amended plans.

Representations

1 letter of objection received from the occupier of 250 Brighton Road on the following grounds:

- Invasion of privacy – overlooking to garden and south facing reception room windows, bedroom and bathroom
- Overdevelopment, as the dwelling has been previously extended
- The plans are incorrect as the dwelling is a three storey building not a two storey building
- The development would be out of keeping with the property and others on this side of the road
- Questioned the structural viability of the proposed extension
- The use of the proposed extension as a party/bbq area would cause disturbance and be un-neighbourly

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension and alterations causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity and character

A number of properties have been extended along this side of the Brighton Road with additional floors, dormer extensions to the front and rear and first floor balconies which overlook the Widewater Lagoon. The original plans sought the provision of a larger roof terrace and an external staircase which would have provided access from the first floor balcony to the roof terrace. The large roof terrace and external staircase would have appeared incongruous and out of keeping with the appearance of the existing dwelling.

The proposed roof terrace would now be predominantly located within the roof slope of the existing dwelling with the access to the terrace obtained by an internal staircase. The roof terrace would now measure 1.3 metres in depth and would not extend beyond the roof plane of the existing roof slope. Given the proliferation of first floor balconies on properties overlooking the Lagoon and the presence of a number of rear dormers on properties further to the west it is considered that the proposed roof terrace would not appear out of keeping when viewed from West Beach and Lancing Beach to the south.

The proposed changes to the existing front dormer would comprise the replacement of the existing window with full length doors and a Juliet balcony which would attach to lipped edge on the front of the property. A row of new roof lights would also be formed in the roof slope above the dormer to the front of the property. Given the varied appearance of properties along this side of the road, it is considered that the proposed alterations to the frontage of the property would not cause any harm to the visual amenities of the area.

Residential amenity

The occupiers of neighbouring properties most affected by the properties are situated to the east, 250 Brighton Road and to the west, 246 Brighton Road of the application site.

The application property has a first floor balcony and a single storey conservatory which appears from aerial views to have been extended further between 2007 and 2009. Planning permission has not been granted for the additions but as the first floor balcony and a conservatory would appear to have been in situ in their present form since 2009 and therefore almost 8 years, they would be exempt from any planning enforcement.

At present, there is a degree of overlooking between the application property and the easterly and westerly neighbouring properties as all three properties have first floor balconies to the rear which overlook Widewater Lagoon and also provide some views of the rear amenity space of the properties. The proposed balcony would be situated approximately 3.5 metres to the neighbouring property to the west and 2.5 metres from the neighbouring property to the east. The proposed roof terrace would be predominantly located within the roof space of the existing property and the proposed rear balcony has now been set back further than the original balcony, measuring 1.3 metres in depth.

Due to the elevated position of the balcony some views of the easterly and westerly rear amenity spaces would be possible from the proposed balcony. However, the position of the existing first floor balconies on the application property and the easterly and westerly neighbouring properties have a far greater scope for overlooking due to their lower position, greater depth and lack of any side screening. Taking this into account it is therefore considered that the proposed roof balcony would not cause any further harmful overlooking to the occupiers of the easterly and westerly neighbouring

properties. It would therefore be difficult to justify refusal of the roof terrace and balcony on the basis of loss of neighbouring amenity given the degree of existing overlooking to the rear of properties in the road.

Concerns have been raised by the easterly neighbouring occupier regarding the use of this terrace area for parties or bbqs which she feels would cause un-neighbourly disturbance to her neighbouring amenity. Whilst it is acknowledged that the roof terrace may create further activity generated by the use of the outside space, the dwelling would remain in single residential occupancy and given the provision of existing first floor balconies on properties along this stretch of the water it is considered that the use of the roof terrace would not cause any further additional disturbance that would warrant the refusal of planning permission.

The proposed scheme would need to meet the requirements of the Building Regulations which will also assess the structural viability of constructing the roof terrace.

Recommendation

APPROVE subject to conditions

1. Approved Plans
2. Standard 3 Year Time Limit
3. Matching Materials

Informative

1. Proactive Statement (Approved with Amendments)

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

Case Officer: Rebecca Tier Date: 16.02.2017

Authorised by: Jo Morin Date: 16.02.2017