Development Management - Delegated Officer Report

Application Number: AWDM/0263/21 Recommendation – APPROVE

Site: The Beach House, 10 Shopsdam Road, Lancing

Proposal: Extension of existing glass lantern on the second floor to create a "home office"

Date of site visit: 22nd March 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached contemporary dwelling on Lancing Seafront. Currently there is a roof terrace with glazed balustrade with an existing glazed box formed on the roof positioned to the rear, north side of the roof built adjacent to the existing parapet wall and housing the stairs leading to the roof terrace. Consent is sought here to create an enlarged glazed space to provide a home office. The principle of the structure remains the same with it abutting the rear parapet wall and fully glazed.

Planning History

AWDM/0694/13 - Retrospective application for a Minor Material Amendment to planning permission ADC/0445/10 for variations to footprint of building, omission of first- floor windows on Northern elevation and alterations to fenestration detailing.

ADC/0445/10 - Amendments to permission ADC/0163/10 (for four-bedroom detached dwellinghouse) including raised parapet wall on west side balcony and revisions to fenestration, internal layout, solar panels etc

ADC/0163/10 - Four-bedroom detached dwelling house (with roof terrace, rear balcony and 2 no.covered parking spaces at front) on south part of garden of 'Overstrand'

Consultations: -

Adur and Worthing Council: - Environmental Health – No comments

Private Sector Housing: - No comments

Lancing Parish Council: - No objections

Representations

None received

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed glazed structure will be visible in nearby and distant views along the seafront and from neighbouring dwellings. The existing glazed structure is visible however it does not have a prominent appearance and within the context of the individually designed building, it adds to its unique appearance. The proposed structure as enlarged will therefore have no materially greater impact, its glazed, light weight structure remains and it will be positioned toward the rear, north side of the building as existing. The use of the roof terrace remains the same as existing.

Residential amenity

The main property to be affected by the proposed development is the adjacent property to the north, 9 Shopsdam Road, the end property of three matching detached dwellings. There are currently side secondary windows at no. 9 facing onto the side of the application site there is also a side balcony which faces the existing glazed roof structure. This structure is currently clearly glazed above the parapet, the proposed replacement will also result in a clearly glazed elevation on the north side. It is not considered that the relationship will be changed in terms of potential to overlook to the north. The clear glazing will remain. It is not considered therefore that there will be any greater harm than currently exists in this case. The proposal can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 29th March 2021

Authorised by: Peter Barnett Date: 29 March 2021