Development Control – Delegated Officer Report

Application Number: AWDM/0034/18 Recommendation- APPROVE

Site: 60 Brighton Road, Lancing, BN15 8ET

Proposal: Two storey rear extension with gabled roof over together with single storey rear extension to south elevation with roof terrace above and steps down to new raised platform (to replace existing structures).

Date of site visit: 22.02.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a single storey dwelling located on the south side of the A259 Brighton Road, Lancing. It reads as a semi-detached bungalow, but when viewed from its rear it can be seen that it is not joined to its neighbour, no. 58.

The rear of the property backs onto a large open field strip, which is in the bungalows ownership, and then directly abuts a pedestrian promenade and then the beach. The garden land to the rear is a floor level lower than the front of the property. They have a large, full width decking area, and a timber staircase down to the garden land behind. Underneath the bungalow there is a room, which could have been boat storage originally, but now appears to be storage use.

Neighbouring property to the west, no. 58, is a bungalow of the same design, and has a long open decked area, with timber outside steps down to the lower garden area, both these areas are used for 'outside' living spaces.

Neighbour to the east is 'Pebble View' comprising 5no. flats, the flat being directly to the side abutting the application site is flat no. 5, which is located on the lower ground floor of the building.

The site and immediate neighbours lie within Environment Agency Flood Zones 2 and 3 and a Flood Risk Assessment form has been submitted.

Proposal

Permission is sought for a new rear open terraced extension measuring approx. 6m wide x 5.5m deep. The open extension will be positioned approx. 800mm from the side elevation of no. 58 to the west, and approx. 3m from the boundary with Pebble View to the east.

The new external timber staircase will be positioned approx. 1.6m from the boundary with no. 58 to the west and approx. 7.1m to the boundary with Pebble View to the east. The external stairs are shown to come out approx. 4.5m from the end (south) elevation of the open extension.

The lower ground floor of the bungalow will also be extended; this lower ground floor extension will also be the support for the open extension. There is an existing section of lower ground floor which currently goes under the existing extended open decking area. This existing section is shown to be widened by approx. 300mm to the west and the walls would have to be removed in order to provide the new lower ground floor accommodation.

The lower ground floor extension itself will be extended by approx. 6m in width x 6.5m in depth.

As well as all the above, there will be a raised platform area forward from the lower ground floor, which will measure some 6m wide x 5.2m deep. This platform will be approx. 800mm from the boundary with no. 58 and 3m from Pebble View. The platform will be at ground level directly behind the lower ground level, but then will cover a dip in the land and will be approx. 400mm in height.

The new, repositioned external staircase will terminate onto this new platform. Offset from the external staircase, will be a set of steps leading down from the platform which will be some 1.1m wide x 650mm deep. These steps will be approx. 4.6m from the boundary with no. 58 and will be beyond the rear boundary to Pebble View.

The existing open terrace will be enclosed, including a new gable end roof. The new roof will incorporate a rooflight within the west slope; and a new window within the new on the east elevation (which will face the dustbin store at Pebble View).

Relevant Planning History

AWDM/0909/16
Extension to lower ground floor and ground floor with extension of roof terrace above lower ground floor roof.
Withdrawn 16.09.2016

N.B. No. 58 has already extended their property in a similar manner and similar dimensions to this current proposed application at no. 60 AWDM/1779/14 and AWDM/0675/15 refer.

Consultations: None

Representations:

Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan 2017: Policy 15

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

The site is located within the built-up area where development is acceptable in principle subject to the proposal not having an unneighbourly impact on the existing neighbouring properties or the visual amenities of the locality.

Visual Amenity

The bungalow offers a unique location with the front directly facing the busy A259 Brighton Road, and the rear facing onto a long green sward of garden land which directly abuts a pedestrian promenade which adjoins the beach and the sea. The rear garden measure some 75m in length before it abuts the pedestrian promenade.

The bungalow has an existing open terrace off of the rear of it which takes full advantage of the south sun and the open garden land and the sea. The neighbouring property at no. 58 has already undertaken an extension to their property which greatly extends the open terrace, and provides a raised seating area at the lower ground floor. The application seeks to mirror this extension and capitalize, like its neighbour on the south aspect.

However, unlike its mirror neighbour, it has a flatted development as its eastern neighbour, with one of the flats being very close to the boundary, and susceptible to overshadowing and overlooking by the proposed development as the only windows to the property are to the rear and to the west. Indeed, the previous application for a similar development at no. 60 was withdrawn because of its negative impact onto the flat in Pebble View.

This current application has stepped the development away from the east boundary by approx. 3m. No. 5 Pebble View is approx. 2.7m from the boundary, making a gap of 5.7m between the proposal and the side wall of the flat.

No. 5 has 2no. obscure glazed, high level bedroom windows and an obscure glazed full glazed bedroom door which faces directly towards the development. The living room faces south and has windows facing onto the southern garden.

Starting from the top, the existing open terrace will be enclosed by a new gable end roof, which will have a rooflight within the west elevation facing the roof area of the neighbouring property no. 60. The walls of the new enclosure will have a window within its east elevation which will face over the dustbin storage area of the Pebble Vies. The front elevation of the enclosure will have what appears to be a timber frame work construction following the sides and roof and within that framework will be a glazed frontage with a brise-soleil and curtain walling of glazed sliding doors.

Forward of this enclosure will be a new open terrace. It will have side screens to prevent unacceptable overlooking to both side neighbours; the screens will be of horizontal boarding to a height of 1.8m. The front elevation will have vertical balustrading to a height of 1.2m which will act as a safety buffer for users. Off centre to the west will be the external steps down to the lower ground platform area.

The external staircase has been relocated to the west from the original external staircase. They will though be closer to no. 58, but that property has already undertaken a very similar extension to that proposed at no. 60, they too moved their external staircase from their neighbouring property to the west and relocated it to the east. This means that no. 60's external staircase and no. 58's will be relatively close to one another, approx. 2.5 – 3m apart

Underneath this new open terrace will be an extended lower ground floor which will act as a support for the new first floor open terrace. No windows are proposed in the east side elevation of the lower ground floor extension and there will be a window in the west, facing onto the side wall of no. 60. A condition restricting windows in the east side elevation would be appropriate. The lower ground floor extension will be stepped away from the boundary with Pebble View by some 3m. All other glazing will face full south, and are all glazed sliding doors to allow sun deep into the lower room.

Lastly, there will be a platform at the garden level, this platform will measure some 6m wide x 5.2m deep. The raised decking area will be level with the floor area of the lower ground floor room, but as the land dips further to the south, the decking will be approx. 500mm above the natural ground level. Steps down from the decking to the ground will be located off centre to the east of the decking.

Neighbouring Residential Amenity

The most affected property to the proposal will be Flat no. 5 at Pebble View to the east of the site. This flat is a lower ground floor flat and the windows to this flat are to the rear(south), and to the side (west) directly facing the application site.

Whilst there is a fence to the side between this property and the application site itself, the light that would be used would be that which is higher than the fence. This is where the proposal would be sited.

However, given that the new extension will be sited approx. 3m from the fence boundary and Pebble View would be sited approx. 2.7m from the same fence boundary, there would be a separation distance between the two properties of almost 6m. The side windows to the flat at Pebble View are bedroom windows and are obscure glazed. It is thereby considered that the proposal will not cause demonstrable harm by way of overshadowing and overbearing onto that property.

The overlooking from the new terrace has been offset by the provision of a side screen of 1.8m in height.

It is therefore concluded that although the new extension can be viewed by the occupier(s) of flat 5 Pebble View, it will not in itself result in unacceptable harm onto that property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials
4. No further windows in either of the side elevation

Informatives

1. Approved following revision
2. Because of the potential for flooding, there shall be no sleeping accommodation within the lower ground floor whatsoever.

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

Case Officer: Eve Hearsey Date: 18 May 2018

Authorised by: Peter Barnett Date: 18 May 2018