Development Control – Delegated Officer Report

Application Number: AWDM/1725/14 Recommendation – APPROVE

Site: 8 Old Salts farm Road, Lancing

Proposal: Proposed first floor balcony to rear (north-west) elevation over existing flat roofed projection

Date of site visit: 6.01.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey, detached, dwelling house with white painted brick, white weather boarding and a front first floor balcony with glazed screen. The dwelling is on elevated ground set above street level. There is off street parking to the front with a retaining wall with steps up to the dwelling.

Properties within the street on this, the north-west side of Old Salts Farm Road all vary in appearance and style however all are characterised by the off street parking to the front with the dwelling set on higher ground level. Many of the dwellings in the street and adjacent to the site have garage buildings to the front adjacent to parking spaces. These garages vary greatly in style and appearance with the use of brick, render, pitched roofs of varying heights and flat roofs.

To the rear of the property is a garden area. There is a flat roof projection at ground floor level. Two pairs of French doors lead to this space from two bedrooms. Permission is sought to create an enclosed balcony area above the rear projection to be accessed from the bedrooms and existing doors, overlooking the rear of the site.

The plans originally submitted showed the balcony to be enclosed with wrought iron railings up to 1.1 metres. The case officer expressed concern with regards to overlooking to the directly adjacent private garden space and sought amended plans. The submitted amended plans show the balcony screen to be glazed with obscurely glazed privacy screens either side to 1.8 metres high.

Representations:

No third party representations have been received.

Lancing Parish Council: - There were no objections but consideration should be given to providing some form of screening to the neighbouring properties.

Relevant Planning Policies

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’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an improvement and alteration to an existing dwelling house.

Visual amenity

The proposed balcony screen, privacy screens and balustrade will be clearly visible when viewed from adjacent dwellings to the rear of the site. There are not, other rear balconies visible in close proximity to the site however this form of development is not out of keeping within the wider area in this seafront location and there are balconies on property frontages onto Old Salts Farm Road.

The plans as amended show the balcony screen to be changed to glazed panels which is considered to be more suited in design and materials to the existing dwelling than the originally submitted wrought iron railing design. The glazed panels will match the front balcony. This style is more simple and contemporary. It also allows the privacy screens to be added with the use of obscurely glazed panels to an increased height of 1.8 metres on either side of the balcony.

Residential amenity

The proposed balcony is the full width of the property in close proximity to the boundary fences either side. The balcony will overlook the rear gardens directly adjacent. On balance, it is considered that this relationship is acceptable. The side privacy screens limit direct overlooking in close proximity to the rear of the adjacent dwellings, considered to be the more privately used space. The overlooking to the rear of the adjacent gardens is similar to that which will occur from existing first floor windows which overlook the rear of adjacent dwellings.

A condition is attached to ensure that the privacy screens are to be installed prior to use of the balcony and shall remain in place at all times.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Proposed rear balcony – Drawing no. 8017/1a – received 15th Jan 2015
Block Plan – received 15th Dec 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The obscurely glazed privacy screens as shown on the approved drawing no. 8017/1a received 15th Jan 2015 shall be erected in accordance with the approved plans prior to use of the balcony and shall thereafter be retained at all times.

Reason: - To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – amendment

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

Case Officer: Hannah Barker Date: 29th January 2015

Authorised by: Jo Morin Date: 02.02.2015