Development Management - Delegated Officer Report

Application Number: AWDM/1766/21 Recommendation – Approve

Site: Hobbits, Mount Way, Lancing

Proposal: Proposed rear extensions over 3 levels including balconies

Date of site visit: 22 October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 2 storey detached house on Mount Way. The land drops steeply to the south at the rear of the house. There is an existing first floor balcony across the width of the house at the rear plus a ground floor raised patio.

To the west, Ardmore is a two storey property which projects further to the rear than Hobbits. It also has a rear balcony and has a clear-glazed corner window which faces east across the rear of Hobbits.

To the east is Seaview which is another detached house with a balcony which has a current undetermined application to enlarge the balcony (AWDM/1940/21).

It is proposed to extend the house on three levels, with a first floor extension measuring approximately 2.3m deep, a ground floor extension approximately 2.45m deep with a first floor balcony above, 4.4m deep, and the formation of a new lower ground floor extension underneath the ground floor with a smaller balcony above, measuring 1.75m deep. The garden area directly adjacent to the house is to be dug out and lowered by approximately 0.9m. External staircases will link the balconies and the different levels.

Relevant Planning History

None

Consultations

Lancing Parish Council: No comment

SDNPA: It is considered that there would be minor impacts on the setting of the National Park. The SDNPA makes no comment on the principle of development. However, consideration should be given to the ecosystem services and sustainable construction policies of the National Park.

Where possible locally sourced sustainable materials are encouraged to be used in the development, and any additional planting within the development should be native to the locality. This is crucial as native planting positively

contributes to enhancement of habitats and to the restoration of landscapes. The introduction of invasive species could potentially result in harm to the ecosystem of the National Park, therefore it is recommended to control planting in this manner under planning conditions if applicable. The South Downs National Park is a designated International Dark Sky Reserve, the dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 185 (c) of the NPPF outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Although the site is outside of the core and buffer zones of the dark night skies reserve, it is important to note that the South Downs Local Plan Dark Night Skies policy SD8 covers the entirety of the park and efforts should be made to conserve and enhance all areas of intrinsic dark sky within the National Park. Therefore, measures should be incorporated to control potential light spill from the enlarged and new openings to the first floor front (north elevation) and rear (south west elevation) across three floors. Flood lighting should be avoided, with no external lighting other than motion sensor security lighting that complies with Dark Night Skies requirements.

Representations

Letter of objection received from the occupier of Ardmore:

The proposed first floor balcony with obscured glass to the western side will completely take away the view from our window on the same level and only a distance of about 2 metres away. This full height window in our house faces east and has been in place since the property was constructed in the 1960s.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Being at the rear the proposal will have no impact on the street scene. Balconies are common features in the area and will not be out of keeping. The extensions are not excessively large and the character of the existing building is respected.

Residential amenity

The main consideration with regard to this application is the impact of the extensions upon the light and outlook of Ardmore. The ground and first floor extensions will be level with areas of blank wall at the side of Ardmore but the first floor balcony will project alongside the first floor corner window at that property. An obscure glazed privacy screen 1.8m high measured from the floor level of the balcony is proposed and the occupiers of Ardmore are concerned at loss of view.

Loss of view is not a planning consideration. Moreover, Ardmore enjoys extensive views to the rear (south) by way of full width glazing and its own rear balcony. While the privacy screen will obstruct light and outlook to the affected window, it is not considered that it will be to such an extent as to harm the amenities of the neighbouring occupiers, bearing in mind the light and outlook still available to the rear. Side windows with views over neighbouring properties are not common and the window would normally be required to be obscure glazed if constructed today.

To the east, Seaview will not be adversely affected by this proposal as a privacy screen is also proposed on the east side of the first floor balcony. The balcony proposed at Seaview will also be similarly protected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Privacy screen to be installed prior to first use

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

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: Peter Barnett Date: 24 November 2021

Authorised by: Gary Peck Date: 25 November 2021