Development Management - Delegated Officer Report

Application Number: AWDM/0403/18 Recommendation – Approve

Site: 4 The Mariners, Western Road, Lancing

Proposal: First floor balcony with metal and glass balustrade to front (South West) elevation

Date of site visit: 5 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi detached dwelling. It sits at an elevated level to the east of Western Road, some 50m from that road. The property forms one of a row of 6 dwellings which have a similar appearance, including a flat-roofed porch in the centre of each pair. Permission is sought to construct a balcony at first floor at the front of No.4. It will be 1.8m deep running across the full width of the dwelling, supported on posts positioned just beyond the porch. It will have a glass balustrade with obscure glazed panels at each side. The existing first floor windows will be replaced with sliding doors.

Relevant site history

None

Consultations

Lancing Parish Council: No objections

Representations

3 letters of support received from the occupiers of 3, 5 and 6 The Mariners:

- No objection to the balcony construction and cannot see any problems with privacy of the front garden any more so than the flats which already overlook the bedrooms.
- The surrounding area has lots of balconies which have been built on the properties after construction.
- We are also thinking of having a balcony in the near future

Letter also received from the applicants:

- There is a six storey block of flats next to the site
- Overlooking will be prevented by privacy screen
- Noise would not be intrusive as would not be used at night

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 (March 2012)

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 dwellings in The Mariners are all very similar and there was concern that the introduction of a front balcony would detract from the appearance of the building. However, the dwelling is set back some distance from the road and has a garage compound in front and a tall block of flats to the south. On balance, it is not considered that the proposed balcony would cause such visual harm as to warrant refusal.

Residential amenity

The balcony will abut the boundary with the attached dwelling, No.5, and there was concern that use of a balcony so close to the bedroom windows of that property could cause disturbance and a loss of amenity. However, the sides of the balcony will be screened by 1.7m high panels to prevent views towards the neighbours and the occupier of No.5 has also written in to support the proposal, as have two other neighbours.

On balance, the proposal is not considered to be likely to cause any significant harm to amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Screens to be in place before first use

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: Peter Barnett Date: 16 May 2018

Authorised by: Gary Peck Date: 16 May 2018