Expiry Date - 22/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0146/10 **Recommendation – Permit Application**

Site: **66 Brighton Road Lancing West Sussex BN15 8ET**

Proposal: **Two-storey rear extension with external steps to balcony on east side**

The Application

The application property is a small detached gable-ended dwelling located on the south side of Brighton Road. It is a split level property with the rear garden and lower ground floor approximately 2.5m below the ground floor. At the rear there is a flat roofed flat roofed single storey extension with a balcony on the roof. The application proposes to demolish the existing extension and to construct a new two storey extension, 4.3m deep (approximately 0.7m deeper than existing). A new balcony is to be constructed on the east side of the extension, in the form of a wooden deck supported on post with a timber staircase to the rear garden. At the front of the dwelling, the recessed entrance lobby is to be brought forward to be closer to the line of the front wall.

To the east of site lies Golden Sands Caravan Park and there is a mobile home located close to the boundary. To the west there is a single storey building in mixed commercial and residential use which abuts Shopsdam Road.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

None

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension will be at the rear but will be glimpsed from Brighton Road and will be visible from the caravan park and Shopsdam Road. It will continue the ridge line of the existing dwelling and, at two storeys high, cannot be said to be subsidiary to the original dwelling. However, the bulk of the extension is offset by the significant drop in levels from the front to the rear. There is already a single storey extension at the rear and the additional floor will not adversely affect the character or appearance of the dwelling. It will be finished in painted render and plain roof tiles to match existing.

The balcony will be 3m wide and will sit over a recess at the side of the dwelling. Being at the lower level, it will not be an unduly prominent feature.

Residential amenity

The extension will increase the height and depth of the dwelling at the rear. However, there is a separation of 5m to the building to the west which has no windows at lower ground floor level and it is not considered that the occupiers of this building will be adversely affected by the proposal.

The proposed balcony, as originally shown, would have allowed views over the caravan park and there is a caravan positioned just 6m from the boundary with 66 Brighton Road. While the caravans are not permanently occupied, they have the potential to be occupied for long periods of time during the summer months and a loss of privacy could occur. Amended plans have now been received adding a 1.7m high timber side screen to prevent direct overlooking. The screen would be visible from the road but would not appear unduly out of place as there is an existing fence around the electricity substation directly to the north of the balcony.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv west side wall
4. The balcony hereby approved shall not be brought into use until a 1.7m high screen has been erected along its eastern edge in accordance with details to be submitted to and approved in writing by the local planning authority
   Reason – To protect the privacy of the occupants of the neighbouring caravans having regard to Policy AH7 of the Adur District Local Plan
5. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Drawing 1 Proposed Plans date stamped received 8 June 2010
   Drawing 2 Location & Block Plans date stamped received 27 April 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 8 June 2010

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