Development Management - Delegated Officer Report

Application Number: AWDM/1941/21 Recommendation – Approve

Site: 44 Brighton Road, Lancing

Proposal: New two storey front porch; replacement of conservatory with new single-storey rear pergola with louvred roof extension and covered terrace at first floor; new cladding to all elevations; change to rear garden levels to form terraced raised decking; new boundary walls to rear garden (Amended resubmission of AWDM/0716/21)

Date of site visit: 19 May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the south side of Brighton Road. The ground level is lower at the rear of the property before it rises again towards the beach. Permission was granted earlier in the year for extensions and alterations and this application seeks to amend that approval.

The following is now proposed:

1. Extend at first floor onto the existing front balcony
2. Construction of a 2 storey pitched roof front entrance porch with glazing to first floor
3. Re-modelling of existing roof and re-roofing of entire house in metal standing seam sheets
4. Cladding of the existing building in timber
5. Demolition of the existing conservatory and installation of louvred pergolas to the rear terrace
6. Change to rear garden levels to form terraced raised decking
7. New boundary walls to rear garden

The terraced garden is to be re-landscaped and levelled with new stepped terraces formed on three levels. New 1.8m high rendered blockwork walls are to be built at the side of the new terraces to provide a privacy screen. These walls are to be set 1m off the boundary with 46 Brighton Road to the east following previous objections from those occupiers to its impact when originally sited on the boundary. The existing boundary fence is to be retained. On the west side with No. 42, the new walls are to be constructed on the boundary. That property has permission to undergo redevelopment (AWDM/1288/20) and is subject to a revised application which is currently under consideration (AWDM/0923/21).

Relevant Planning History

AWDM/0716/21 - New front porch; replacement of conservatory with new single-storey rear 'orangery' extension and covered terrace at first floor; new cladding to all elevations; change to rear garden levels to form terraced raised decking; new boundary walls to rear garden - approved

AWDM/1394/21 - Erection of a 2 bedroom dwelling in front garden, together with associated landscaping and parking - approved

Consultations

Adur and Worthing Councils: Public Health: Regarding this application, the location does not present as brownfield land or disclose any historic use indicating contamination on the site. The site is not within an AQMA and there are no indications of Environmental Health concern. However to regulate construction noise impacts on adjacent properties the following construction site work hours are recommended: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Private Sector Housing: No comment

Lancing Parish Council: No comment

Representations

Letter received from the occupiers of 46 Brighton Road:

1. -- 'New Boundary Walls' . The boundary wall to 46 is owned by no 46 and as such cannot be replaced as stated in the description of the application. The new wall on the East side of the garden of no 44 should remain 1 metre to the West from the boundary to no 46.
2.-- The new plans do not state the property should remain as Residential use only. We would have an objection to any business use.
3.-- We object to the height of the planter on the north East point of the rear garden being raised to the same height as the current boundary fence. This will effectively mean that the ground working level of the very large planter will be just one metre adjacent to the TOP of no. 46 fence which is already 2 metres in height providing privacy to no 46 patio. As such anyone working/walking on the planter will overlook the patio of no 46 affecting our privacy when using the patio.

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 (February 2019)

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 remodelling of the roof will remove the gable from the western end of the front elevation and replace it with a central gable containing an entrance porch with glazing above. The extension of the roof over, and infilling of, the front balconies will also alter the roof shape, and the change in roofing material to metal, with timber cladding to the walls, will modernise the dwelling and provide it with a contemporary finish. It will be a change from the traditional architecture and materials in the area but No.42 immediately to the west is to be replaced with a new dwelling with a contemporary appearance too and it is not considered that the proposal will be significantly out of keeping or visually harmful.

The previous application received approval for a number of extensions and alterations which were considered to be acceptable in visual amenity terms. The orangery is no longer proposed but the louvred pergola on the rear terrace is an acceptable replacement.

The works to the garden will be visible from the promenade at the rear but they will not be intrusive or out of character with this beach side property.

Residential amenity

The changes to the roof, materials and front extensions do not have an adverse impact on neighbours. The previously approved orangery is to be replaced with a solid wall with timber cladding on the end of the terrace to prevent overlooking.

The landscaping works and new boundary walls are as previously approved, with the walls 1m off the boundary with No.46, thereby retaining the existing boundary fence. New cedar clad planters are also proposed as before to soften the appearance of the development and to provide more screening. It is not considered that they will result in overlooking as any maintenance works will be occasional and short-lived.

To the west, the new walls are to be built on the boundary with No.42 but only along the sides of the proposed terraced areas, as on the east side. The walls will provide privacy between residents and no harm to neighbouring residential amenity is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

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: 15 December 2021
Authorised by:	Gary Peck	Date: 15 December 2021