Development Management – Delegated Officer Report

Application Number: AWDM/1403/22 Recommendation: APPROVE

Site: 12 Ring Road, Lancing, West Sussex

Proposal: Proposed single storey rear extension with roof terrace and privacy screening, lower ground floor raised terrace, rooms in roof consisting of dormer to east side roof slope.

Date of Site Visit: 27th September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling with an existing single and two storey flat roof rear extension. Part of the flat roof above the first floor extension is currently a raised terrace area with an open wooden slatted roof and it is open to the side. There is no planning history for this existing development. There is also a lower ground floor living space.

Consent is sought to incorporate the existing development into the proposed single storey rear extension with roof terrace beyond the rear of the existing building. Incorporating and extending the lower ground floor to create a roof terrace above. Ground levels drop significantly to the rear of the site.

Also proposed are rooms in the roof with a dormer to the eastern elevation and roof lights to the west and front elevation.

These are amended proposals; the original submission included a dormer to the western roof slope and railings as balustrade to either side of the terrace. The dormer to the west was considered detrimental to the character of the existing building and street scene and was removed. The dormer to the east was on balance considered acceptable. Officers considered that the top terrace required privacy screens to protect the amenities of the applicants and the adjacent dwellings. Obscurely glazed screens were suggested however the applicant's agent advised of the issues with glazed screens of such a depth within this exposed locality. It was considered that a rendered wall with glazed screen beyond would offer a balance of screening without a continuous solid wall for the entire length of the screen. The plans as amended are for consideration here.

Lancing Parish Council: - No objection

Representations

Original Plans

Representations received from the owner/occupier of no. 14 Ring Road making the following points: -

- Impact on privacy unacceptable due to proximity to terrace.
- Full height privacy screens would be acceptable to both of us.
- No problem with the terrace being a roof with the railings removed.
- Agree that top floor landing window should be obscurely glazed to avoid overlooking.
- The existing balcony was not installed under permitted development rights as balconies are not included. There is no privacy screen. It was built on the existing small roof. This application should include the existing balcony.
- The new window on the east side of the roof overlooks.
- No debris should fall onto neighbouring property from the application site and protection should be given against this.
- The plans do not show the kink in the fence, the viewing platform will be closer than shown approx 1.5 metres.
- The viewing platform would have an area that could accommodate a large number of people at one time at the same level as the balcony at no. 14. Looking straight into kitchen, dining room and lounge.
- A recent privacy agreement in AWDM/1272/15 adopted a 7 metre distance between neighbours wall and privacy panel for a far smaller risk of nuisance. This should be used as a minimum in your calculations of how far the privacy panel should be sited from my boundary.
- The Design and Access Statement does not refer to the terrace looking directly into most of our living areas with gross infringement of our privacy during the build and when completed.
- Does not mention demolition and replacement with a different design of the partially completed small balcony. Permission for the balcony is required.

Amended Plans

Representations received from the owner/occupier of no. 14 Ring Road making the following points: -

- There has been no mention of correction of the statement in the application the existing small terrace was carried out within permitted development, this is incorrect.

- No problem with the roof modifications provided safety, dirt and noise during construction are rigidly controlled.
- The new plain brick wall to the east of the existing balcony will be noise effective but will be ugly and overbearing. A design matching our scheme would be more pleasing.
- The proposed screening reduces our amenity.
- Why lose such amenity for a much larger terrace.
- The railings are ugly, noisy and have considerable maintenance.
- I understand I can bring this to committee.
- The proposed new buildings will only be 1.3 metres from my boundary.

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

The proposed rear extensions and terraces will not be visible within the street scene. They step down with the ground level and create a lower ground floor area. Although a significant addition to the dwelling, the staggered form limits scale and bulk, the development is considered to be subservient to the main dwelling and does not represent overdevelopment.

The dormer window and rooflights will be seen. Although a change to the roof form and adding bulk, the dormer is not considered to be significantly harmful to the character and appearance of the existing building or street scene. There are a variety of styles of property within the street and many dormers are visible.

Roof terraces and balconies in this location are common, there are other examples and therefore the principle is accepted in this case.

Materials to be used here include tiles to match existing to the proposed dormer, and white render to the sides of the extensions/terraces, the design and materials create

a simplistic, contemporary form to the rear of the traditional style building. This can be supported and complements the existing building without competing.

Residential Amenity

The main properties to be affected are those either side of the site, no. 14 and no. 10 Ring Road. The owner at no. 14 has made representations which are set out above. There is concern (amongst other things) with regards to the proximity of the terrace to the boundary and the neighbours' existing terrace which is adjacent to the boundary. There is an existing screen in place at no. 14 which protects the area of the terrace nearest to the rear of the property, there is a section beyond which is unscreened and as existing the occupiers of no. 14 can look toward the boundary and garden area of the application site. Also the application site has the existing external, partially enclosed terrace area which has no privacy screening. So as existing there is mutual overlooking between the properties to each other's terrace and garden, both from elevated positions.

The proposal as amended includes significant screening to the side to eliminate any overlooking to the neighbouring properties on either side, views are limited to directly to the south. There is a lower ground floor terrace also however due to its position in relation to the site and neighbouring properties there will be no overlooking in this case which would warrant a refusal.

The neighbouring occupier has also referred to the scale of the terrace and the potential to accommodate many people and create noise and disturbance. If this was the case it would be a matter for Environmental Health, this concern would not warrant a refusal in this case.

The impact of the proposed extensions and screening in terms of loss of light and overbearing impact must also be considered. There are properties on either side of the site, the application site is detached and therefore there is spacing between the properties. No 14 has a lower ground floor patio door recessed adjacent to the boundary enclosed by a side wall and arch, this offers screening from the development. As a result no significant loss of light or overbearing impact will occur. The development will be visible from the side and rear of the adjacent dwelling however no impact is such to warrant a refusal in this case. The privacy screens will protect the adjacent occupiers from any overlooking.

To the west no. 10 Ring Road is a detached dwelling. The existing first floor extension, which is the main bulk next to the boundary, already exists. This will be changed to white render on the side elevation and the lower ground floor extension with terrace above will be created next to the boundary. The glazed privacy screen will therefore project beyond the rear of the existing development. There will be more bulk created adjacent to the boundary; however, on balance, this is acceptable. The

screening is glazed therefore not solid and there is spacing between the properties. On balance this relationship is acceptable. The screening will protect the privacy of both the occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans including tile hanging to match the existing roof on the dormer and white render to the east and west side walls.
4. The window serving the landing on the east side dormer window shall be fitted with obscure glazing and be permanently non openable.
5. The privacy screens shown on the approved plans shall be installed prior to use of the terrace hereby permitted and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.
6. No openings on east or west side.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd December 2022

Authorised by: Peter Barnett Date: 22 December 2022