Development Management - Delegated Officer Report

Application Number: AWDM/0937/17 Recommendation – Approve

Site: The Boat House, Shopsdam Road, Lancing

Proposal: Ground floor rear extension over existing lower ground floor with balcony above at first floor level and glass privacy screens

Date of site visit: 5 July 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey dwelling with rooms in the roof served by a dormer extension on the rear. There is an existing first floor extension and balcony (described as ground floor on the plans as there is a drop in levels from Shopsdam Road to the rear of the site). The application is proposing to enlarge the first floor extension over the balcony and to form a new balcony at second floor accessed from the roof dormer. 1.8m high glass privacy screens are proposed to each side of the balcony.

Relevant site history

L/213/04 - Enlarged Replacement Rear Dormer with Balustrade, First Floor Rear Balcony and Alterations

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
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 proposed extension is considered to be an acceptable addition to this dwelling. It will be largely screened from the street but would be visible from the promenade. However, it would not appear overly dominant or intrusive. The upper floor balcony would not be out of keeping as there are a large number of balconies in the vicinity.

Residential amenity

The proposed balcony will be screened on both sides so views will be directed westwards over a large lawned area which is shared by a number of dwellings. Overlooking will be no worse than currently exists from the dormer.

The proposed extension will also not cause any additional overlooking compared with the unscreened balcony that exists. Windows are shown in the side elevations of the extension which would not normally be acceptable but as direct views to either side are already possible from the existing balcony, on balance, it is not considered that there will be a material increase in overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Privacy screens to be installed prior to 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: 17 July 2017

Authorised by: Gary Peck Date: 17 July 2017