Development Management - Delegated Officer Report

Application Number: AWDM/1425/21 Recommendation – APPROVE

Site: 3 Station Parade, South Street, Lancing, BN15 8AA

Proposal: The installation of new external door at ground floor level

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Station Parade is located on the east side of South Street in Lancing, and lies on a corner site with South Street and Freshbrook Road. The Parade comprises a terrace of two storey buildings built on a curve to follow the road, and has predominantly retail on the ground floor and mix of commercial and residential on the first floor.

There is a vehicular accessway to the rear of the site with entrances to The Parade. Currently no.'s 3 & 4 have a 'hidden' indented pedestrian access to the rear of the properties.

Proposal:

The proposal seeks permission to close off the existing pedestrian access to the ground floor rear area of no. 3, and create a pedestrian access area, this will 'square' this part of the building off. Thereby creating a self- contained section of the property with direct access to the first floor.

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History:

L/7/03/TP Conversion of first floor offices into 3 two bedroom flats. (No.'s 3, 4 & 5) **Approved 07.03.2003**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposal door will be to the rear of the two storey property and relates to a currently blank wall off of the existing outrigger of the property. Other properties within The Parade have pedestrian doors within the rear outrigger section, therefor the proposed door will be in keeping with the character of the properties.

An earlier planning permission (L/7/02/TP) gained permission for the first floors of no.'s 3, 4 & 5 each as two bedroom flats. No. 5 implemented that permission, therefore no.'s 3 & 4 still have planning permission for flats.

The proposed door will be in order to have an independent access to the first floor flat, and it will be an acceptable addition onto the rear elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 22.09.2021

Authorised by: Peter Barnett Date: 23 September 2021