Development Control – Delegated Officer Report

Application Number: AWDM/0612/13 Recommendation – Approve

Site: 52 The Fairway, Willowbrook Park, Old Salts Farm Road

Proposal: Side porch on eastern side

Date of site visit: 25th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a residential mobile home sited at Willowbrook Park, on the east side of Old Salts Farm Road. The application dwelling is a mobile home located on The Fairway one of the main access roads within the park. There is an existing driveway to the eastern side of the mobile home with a detached store. Parking for two cars exists.

Permission is sought for a lean to porch extension to the eastern side of the mobile home. It is to be on a brick base with steps, it is formed of glazed panels with a roof to match existing with matching materials. It is 1.1 metres wide, 2.7 metres deep and has a maximum height of 3.2 metres.

Consultations

Lancing Parish Council: No objection.

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted 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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

The site is not specifically identified as contaminated and an informative is considered adequate for the purpose of informing the applicant of any risk.

Visual amenity

The proposed porch will be visible within the street scene. It is however set back from the front of the mobile home by 3.3 metres. The extension is modest in scale and subservient to the main building. Materials to be used will match existing. There are many other examples of porch extensions within the park with some access ramps and conservatories also added. The proposal will therefore not be out of keeping in this case.

Residential amenity

Due to the positioning of the porch on the eastern side of the building the main property to be affected is no. 54 The Fairway. This dwelling has a wide access ramp leading to the main entrance on the side of the building. Although the porch will be visible from the side windows and main entrance of this neighbouring dwelling there will be no loss of light, overbearing impact or additional overlooking as a result of the proposal. There is a distance of 6 metres between the properties.

Accessibility and parking

Off street parking will still remain at the site.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall

be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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.

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

Case Officer: Hannah Barker Date: 25th June 2013

Authorised by: Jo Morin Date: 2 July 2013