Expires 11/1/09

Development Control – Delegated Officer Report

Application Number: ADC/0543/08 **Recommendation – Permit Application**

Site: **66 Crabtree Lane Lancing West Sussex BN15 9PJ**

Proposal: **Covered rear storage area (renewal of L/95/02/TP)**

The Application

The application site is a mid-terrace retail unit sited on the north side of Crabtree Lane, Lancing. The unit sits within a parade of shops with residential accommodation above. To the rear is an unmade service road leading to First Avenue to the east and Second Avenue to the north. Many of the retail units have extended into their rear yards to provide more shop and storage space. Permission was granted for an infill extension 2.9m in width and 3m in depth at the rear of No.66 under L/95/02/TP. This extension is clad in white UPVC shiplap with a flat polycarbonate roof. A temporary permission was granted for a 3 year period owing to the use of construction materials that were deemed to have the potential to deteriorate over time.
This application seeks to renew this permission indefinitely.

Consultations and Representations

Third Parties

Lancing Parish Council have raised no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AS1

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). The premises are identified for shopping purposes within the Local Plan and are thus subject to policy AS1. This policy states that extensions to existing retail premises will be permitted providing there is no loss of residential accommodation at upper floor level, there is no loss of amenity to nearby residents, on-site parking and access to the public highway is acceptable, and the development is of a scale and design (including construction materials) appropriate to the locality.

Visual Amenity
The extension is sited at the rearmost point of the rear service yard to No.66, in an infill section adjacent to a large rendered extension. A small area of hardstanding sits beyond opening directly onto the service road to the rear. No objection was raised to the principle of this extension during the original application as many of the other units in the parade also had ad hoc rear extensions covering their yards (principally No's 54, 58 and 74). The temporary permission was placed on this extension as the materials used were deemed to have the potential to significantly deteriorate in a short period of time.
It is notable from the site visit that the shiplap has indeed weathered however in the context of the surrounding area (much of which has poor quality rear extensions and is of minimal visual appeal) it is not out of place. In light of the 6 year period that has passed since its construction it is not considered that it will deteriorate unacceptably in the near future. It does not impact on neighbouring properties and no complaints have been received. The extension thus does not conflict with local plan policy AS1 and a permanent permission is now recommended.

Recommendation

APPROVE for reason that :-

The development does not detract from the existing urban environment and does not result in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the relevant policies of the ADLP (AG1, AS1) and the adopted WSSP 2001-2016 (LOC1, DEV1)

Case Officer:.....

Date:..15/12/08.
PB 15/12/08