Development Control – Delegated Officer Report

Application Number: ADC/0237/09 **Recommendation – Permit Application**

Site: **48 The Fairway Willowbrook Park Old Salts Farm Road Lancing West Sussex**

Proposal: **Rear sun lounge**

The Application

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 south side of an eastern spur of The Fairway one of the main access road within the park.

Permission is sought for a pitched roof rear sun lounge, 3 metres in depth, 3 metres wide with a maximum height of 3.4 metres, with steps down to the garden. Either side of the site are similar designed mobile homes, nos. 50, 52 and 56 to the east have similar rear extensions.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objections

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The majority of Willowbrook Park is characterised by mobile homes closely sited with relatively open plots, many of the garden areas are overlooked and outdoor spaces lack total privacy. The garden is limited to 8 metres in depth with the two storey dwelling to the rear in close proximity with first floor windows overlooking the rear of the site. It is not considered that the proposal will result in any greater overlooking than existing. There are similar extensions at nos. 50, 52 and 56 with the same relationship with the properties to the rear in Brighton Road. This therefore sets a precedent for an extension of this type in this case.

Visual Amenity

The proposed extension is modest in scale with a sympathetically designed roof and brick built plinth. It is located to the rear of the mobile home and is therefore not visible within the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Fi

Case Officer... [redacted] .....Date..23/7/09

PB 23/7/09