Expires 1/11/07.

Development Control – Delegated Officer Report

Application Number: ADC/0557/07 **Recommendation – Permit Application**

Site: **1 The Haven Brighton Road Lancing West Sussex**

Proposal: **Retrospective application for patio doors at rear**

The Application

This application seeks retrospective permission for patio doors inserted into the rear elevation of a ground floor flat at The Haven, Brighton Road, Lancing.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

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). 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.

Visual Amenity
The applicant's flat is located on the rear south west corner of the building. The patio doors face to the south and are out of site from the Brighton Road and the beach. Although no other flats in the block feature patio doors it is not considered that their position and materials are detrimental to the appearance of the block.

Residential Amenity
The patio doors open up onto an area of grassland between the building and the rear car park and garages and offer no increased overlooking into other flats in the block or those to the west in Kings Court.

Recommendation

APPROVE for reason that :-

1PPi (amended) 'The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict....'

Case Officer: .....

Date: 19/10/07