Development Management - Delegated Officer Report

Application Number: **AWDM/0032/14** **Recommendation –** Approve

Site: 223 Brighton Road, Lancing

Proposal: Retrospective application for lychgate over driveway gates

Date of site visit: 4 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a semi-detached bungalow on the north side of Brighton Road. The bungalow has a garage at the rear. This is a predominantly residential area comprising of a mix of mainly bungalows to the immediate east and west and with 2-3 storey houses and flats beyond. Willowbrook Park Mobile Home Park is to the immediate north.

A timber and tiled lychgate has been constructed adjacent to the front boundary, set behind the driveway gates to the bungalow. The structure is approximately 2.92 metres in width, 1.1 metres in depth and 2.86 metres in height with a pitched roof. It is constructed with four timber supports, one at each corner and open at all sides. This application seeks to regularise the construction of this structure.

Relevant site history
AWDM/1276/13 – Retrospective permission granted in December 2013 for the installation of solar panels to the garage roof

Other nearby lychgates highlighted by applicant:

257 Brighton Road – no history
88 Penhill Road – no history

Consultations
Lancing Parish Council: No objections

Representations
None

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

Residential amenity
Given the position of the structure adjacent to the front boundary, its open nature, and separation from any neighbouring dwellings, it is considered that the lychgate does not cause any significant harm to the amenities of neighbouring occupiers.

Visual amenity
The use of a lychgate is traditionally found at the entrance to a church but sometimes replicated in a residential setting as is the case here to mark the entrance to the property. The lychgate is uncharacteristic in this setting and considerably higher than other boundary treatments in the vicinity. However, there is variety in the style and height of boundaries in this part of Brighton Road and the structure is very open and fairly lightweight in appearance and so does not create a particular sense of enclosure to the boundary. Therefore, on balance the lychgate does not cause significant harm to the character of the area and can be considered acceptable in these circumstances.

Recommendation

Approve for the reason:-
The proposed development does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Permission relates to approved plans:
   Unnumbered plans and particulars deposited 13 January 2014

Informative:

- 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: Rebekah Smith Date: 24 February 2014

Authorised by: Peter Barnett Date: 24 February 2014