Expiry Date – 28/6

Development Control – Delegated Officer Report

Application Number: AWDM/0516/17 Recommendation – Grant

Site: 33 Ring Road, Lancing

Proposal: **Retention of front porch.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

Site and Surroundings

This application relates to a linked detached chalet bungalow on the south side of Ring Road just beyond a bend in the road. The land slopes up from the south and down slightly from the road towards the front wall of the house. This is an established residential area of North Lancing.

This application is not in a conservation area and does not relate to a listed building. Ring Road has a mixed character with bungalows and chalet bungalows on the application side of the road and larger fully two storey houses opposite, of varying designs.

Proposal

Planning permission is sought to retain a front porch. It is understood works commenced on the porch before or just after the application was made. Works are now completed.

Revised plans have been received which more accurately reflect the porch built.

Relevant Planning History

L/168/57 – 2 detached bungalows and garages (inc No. 35). Granted 3.12.57

Consultations

Lancing Parish Council: No objection.

Representations

3 representations received from Nos. 34 and 38 summarised as follows:

1. It is pointless notifying us of this build when it is in its fourth week of construction. Why were neighbours not notified before works commenced? Why did the build

commence before planning permission was received? This makes a mockery of the planning process.
2. The submitted and published plans are not what has been built. It seems larger and contains an angled wall. Is it a case of submit a plan and then build something completely different?

3. Ring Road has a unique mix of different styles and is a pleasant place to live. Unfortunately a number of recent decisions have begun to spoil the character of the area and this appears to be another example.

4. The porch is oversized for this small bungalow and gives it a lop sided and unbalanced appearance, an after-thought. It is out of keeping with other bungalows and with its flat roof looks more like an inner city public convenience. It is not aesthetically pleasing. Will the council make them demolish this monstrosity?

5. Whilst I have no objection to the porch, now finished, and applaud the increased parking space I have to say the whole planning department is now a complete joke. How can he be allowed to build without planning permission and submit wrong plans? This is unacceptable and ruining our neighbourhood as well as the noise we have endured for weeks (next door at 40 they have been digging up the garden for 3 months) and the combined noise has made our lives a misery.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies P1, P2 and P15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Of prime consideration is the appearance of the porch and its impact on the character of the area and also any impact on neighbour amenity.

As noted, revised plans have been received which more accurately reflect the porch built.

Retrospective applications are treated on their merits in the same way as prospective proposals.

Enforcement action would only follow if the application was determined to be unacceptable and it was expedient to take action.

Design

The porch is not insubstantial. It has a chamfered corner and sits inside the flank wall and behind the wall of the projecting front room. It is built in a good matching brick.

However, its scale is not unduly assertive or incongruous and its form harmonises reasonably well It is considered to be an acceptable addition to this bungalow and not harmful to its appearance. The character of the street is very mixed with no uniformity of appearance with even the bungalows either side of different designs.

This is against a background where under permitted development properties in the street can add porches, within limitations, without planning permission and thus alter the appearance of their frontages.

Neighbour Impact

The porch is built closest to the boundary with No. 31 which is on lower ground with a car port on the shared boundary. It is not having a harmful impact. It is well removed from No. 35.

Houses opposite have a good view of the porch but at more than 25 metres distance it is not considered to be having a harmful impact on their outlook.

Recommendation APPROVE subject to the following conditions:

1. Approved plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Y

Case Officer signed:	MOK	Date: 5/7/17
Authorised and signed by:	PD	Date: 6.7.17