Development Management - Delegated Officer Report

Application Number: **AWDM/0771/12** **Recommendation – Approved**

Site: **397 Brighton Road, Lancing, West Sussex**

Proposal: **Retrospective application for the erection of a single storey rear extension.**

Date of site visit: 7/8/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an existing hot food takeaway within a parade of shops and commercial premises on the north side of Brighton Road Lancing. The building is terraced and is two-storey with what appears to be residential accommodation at first floor.

Retrospective permission is sought for a single storey flat roof addition to the rear of the ground floor takeaway. The building is rendered with a felt roof and has a uPVC double glazed window to the rear elevation. The extension is 2.7 metres high, 2.5 metres wide and 3 metres deep.

Consultations

Adur and Worthing Council: - The Environmental Health Officer has no objection

Representations

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

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the extension to the existing business premises. The issues for consideration here are impact on the visual and residential amenities of the locality.

Visual amenity

There is an access/servicing lane from The Broadway which runs to the rear of the commercial properties. The extension is visible from the rear due to the rear yard area being open onto the lane. The materials and scale of the extension are in keeping and relate to the existing building. The extension is not overly large and is subservient to the main building. There are other examples of extensions and outbuildings to the rear of the terrace of commercial properties.

Residential amenity

The extension abuts the existing rear projection at the application site and infills the section between this lean to and the boundary with no. 399 which currently accommodates an Accountants Office. There are windows onto the rear at no. 399, it is likely that these windows serve ancillary office/staff accommodation in relation to the accountancy business and therefore the extension being 3 metres in depth on the boundary does not result in loss of light or overbearing impact in this case. It should be noted that this relationship to residential accommodation would also be acceptable. The Council's Development Control Standards state that a single storey extension built up to the boundary could extend to 3.5 metres without causing detriment to the amenities of the adjacent occupiers.

Recommendation

APPROVE for the reason:-

The development hereby permitted would not detract from the local environment and does not result in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1) and the South East Plan (CC1, CC6, BE1).

Subject to no conditions.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 7th August 2012

Authorised by: Jo Morin Date: 7 Aug 2012