Expires 12/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0093/07 **Recommendation – Permit Application**

Site: **87B Brighton Road Lancing West Sussex BN15 8RB**

Proposal: **First-floor UPVC entrance enclosure on east side**

The Application

The application site is a first floor flat located on the corner of Brighton Road and South Street, Lancing. The proposal is to add a glazed UPVC porch to the top of the side access staircase. The porch will be sited to the rear of the east side of the property and will form part of a new access to a rearranged hall/kitchen setup. The existing entrance at the top of the staircase is to be bricked over.

Consultations and Representations

Third Parties

Lancing Parish Council have No Objection to the proposal.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

There are no planning concerns surrounding this proposal. The new porch will be visible only from the immediate south east side of the flats and will be partially obscured by the existing wall of the access staircase. It will be 2.2 metres deep, 1 metre wide and 2.2 metres in height of which only the top half will protrude above the existing retaining wall.
Given the limited size of the porch, the high volume of passing traffic and the differing building types and uses in the vicinity, it is not considered that this proposal will offer any detriment to the amenity of the locality.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date:.....13/3/07.....

13/3