Development Management - Delegated Officer Report

Application Number: AWDM/0607/18 Recommendation – APPROVE

Site: 36 Lynchmere Avenue, Lancing

Proposal: Erection of hot tub enclosure.

Date of site visit: 29th May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on a corner plot with Fircroft Avenue running to the south and Lynchmere Avenue to the west. The property frontage is onto Lynchmere Avenue to the west with driveway and garage accessible from this street. Ground level rises to the north and the site is surrounded by bungalows of similar style both semi detached and detached.

Retrospective consent is sought for a timber structure with felt tile roof which encloses a hot tub to the property frontage. The structure is set forward of the property frontage to the west and is adjacent to the highway to the south also. There is some hedge screening along the south and west boundary.

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The structure is visible within the street scene due to its prominent siting on the corner and the raised ground level of the site. There is however screening to the south and west boundary in the form of boundary hedging. The scale of the structure and use of materials also allow it to appear subservient to the main dwelling and domestic in appearance.

The existing hedging does soften the visual impact of the structure and from the west and north only the roof is visible and is not overly dominant within the street scene. Due to a reduction in height of the hedge along the southern boundary the side elevation and roof are visible within the street scene and it appears more prominent when viewed from the south. It is considered, on balance that if the hedge screening could be more substantial along the southern boundary then the impact could be reduced and therefore considered to be acceptable and not visually detrimental to the street scene.

Residential amenity

The structure as existing does not result in any loss of light, privacy or overbearing impact to adjacent residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The hedge screening to the south and west boundary shall be retained and enhanced with new planting, to be planted during the next planting season, and to be maintained at a height sufficient to screen the existing structure hereby permitted from views from the street all times. In the event that the hedge dies within five years following such planting, it shall be replaced with similar hedging in the same position during the next planting season..

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

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.

Case Officer: Hannah Barker Date: 12th June 2018

Authorised by: Peter Barnett Date: 15 June 2018