# Development Management – Delegated Officer Report

**Application Number: AWDM/0415/18 Recommendation: APPROVE**

**Site: 23 Brighton Road, Lancing**

**Proposal: Section 73 application to vary condition 1 (approved plans) of permission reference AWDM/1507/17 to retain the location of garden shed and boundary fence as built.**

**Date of Site Visit: 10 April**

**Neighbours Checked:** Y

**Additional neighbour notification:** N

**Proposal, Site and Surroundings:**

This application follows an earlier approval to rotate an unauthorised shed through 90 degrees and associated relocation of a fence line which followed a largely upheld Enforcement Notice.

Upon inspection of the relocated shed, it was not found to be in accordance with the previously approved plans, with the shed being relocated as a T shape rather than as a rectangle. This does not affect the relocated fence line and it appears that the shed was relocated in parts rather than all at once.

The shed serves the Drumconner Rest Home which is to the west of the application site. Number 23 Brighton Road is to the south, while number 21 is to the south west.

**Planning History:**

**Consultations:**

No comments received

**Representations:**

Lancing Parish Council raises no objection

**Relevant Planning Policies:**

Adur Local Plan: Policy 15

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

**Planning Assessment**

The previous Enforcement Notice and subsequent appeal found that the shed was unacceptable because it intruded into the garden area of 23 Brighton Road. The

relocation of the shed, even with the revised layout, meets the requirements of the Enforcement Notice as it located separately from 23 beyond its revised curtilage to the north.

The revised location is therefore considered acceptable.

**Recommendation**

**APPROVE**

1. Approved Plans

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

Case Officer: C Peck Date: 26/4/2018

Authorised by: [signature] Date: 26/4/2018