Expiry 10.8.07

Development Control – Delegated Officer Report

Application Number: ADC/0356/07 **Recommendation – Permit Application**

Site: **17 Western Close Lancing West Sussex BN15 8RU**

Proposal: **Front porch (retrospective)**

The Application

The application site contains a detached chalet bungalow located on the northern side of Western Close. The plot also abuts Winston Road, which runs along the eastern boundary of the property.

Conversion of an attached garage on the western side of the property into a bedroom, bathroom and small store was granted planning permission in 1999 (L/124/99). Internal modifications have since resulted in that area now being a large dining / living area.

The applicant now requests retrospective approval to a porch that has been constructed at the front of the former garage which serves as the formal entry to the residence.

The house is relatively hidden, being tucked down the end of a narrow laneway, with access between the laneway and Winston Road being restricted to pedestrians only. Otherwise the streetscape is typically single storey semi-detached residential development, with industrial development to the rear.

Consultations and Representations

The only correspondence Council has received on this application is from the Parish Council who have stated no objection to the proposal. The owner of the adjoining property to the west (16 Western Close) has verbally advised that he too has no objection to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Planning Assessment

The Appearance
Whilst the wall material differs from the existing building (being double glazed cladding as opposed to brick), the colour used is identical, resulting in the difference being hardly noticeable from the limited view of the dwelling available from the laneway / pedestrian access way. Furthermore, the material used does not detract

from the existing building and represents a marked improvement to the front elevation of the building.

The roof cladding used is identical to the existing dwelling, with the owner having re-used existing materials.

Effects on Neighbours
The proposal will not result in any adverse impacts on neighbouring properties.

The extension is remote from any nearby development, and cannot be seen by the property directly opposite on the southern side of the laneway (No. 18 Western Close), due to a 2m high side fence having been constructed along the northern boundary of that property.

Furthermore, the single storey nature of the development and absence of side windows in the western elevation of the extension ensures that no overshadowing or overlooking occurs onto the rear yard of No. 16 Western Close.

Recommendation

APPROVE for reason that :- 1PPi

Case Officer: ..... D Jones .....

Date: ..... 12/7/07 .....

CJ 13/7/07