Development Management - Delegated Officer Report

Application Number: AWDM/1511/19 Recommendation – Approve

Site: 117 Grinstead Lane, Lancing

Proposal: Variation of Condition 3 of Approved AWDM/1296/17 to allow use of outbuilding (formerly 3D pregnancy scanning) for ancillary residential purposes (games room/den/exercise room).

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2016 for the erection of an outbuilding in the rear garden of this semi-detached dwelling to be used in connection with the then owner's business of 3D pregnancy scanning. The building measures 10m long, 3.5m wide and 2.75m high with a flat roof. It is timber clad with a felt roof.

The building is sited along the southern and eastern boundaries, close to the boundary fences. This application seeks permission to use the building for ancillary residential purposes, described as games room/den/exercise room. The internal layout will not change, with a room at both ends and a central lobby with toilet.

Relevant site history

L/148/02 – Two storey side extension – approved

AWDM/1400/16 - Erection of outbuilding in rear garden for commercial use (3D pregnancy scanning).

Consultations

West Sussex County Council: The **Highway** Officer has no objections. Given the proposed use would be considered less intensive in trip generation and parking terms, the Local Highways Authority does not consider that the proposed would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection.

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan: Policy 15
National Planning Policy Framework (2019)

Planning Assessment

Residential amenity

The former business use has ceased and has relocated to Goring. The use of the building for ancillary residential purposes is considered to be acceptable and is likely to result in less activity and potential disturbance for neighbours. Its use would be consistent with domestic outbuildings throughout the District.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary use only

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: Peter Barnett Date: 5 November 2019

Authorised by: Gary Peck Date: 5 November 2018