Development Management - Delegated Officer Report

Application Number: AWDM/1366/12 **Recommendation – Approve**

Site: **80 Crabtree Lane, Lancing, West Sussex, BN15 9PJ**

Proposal: **Retrospective application for a single storey rear extension for food storage and preparation (with proposed cladding of exterior walls)**

Date of site visit: 15 August 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a commercial property (pizza takeaway) within a parade of shops/takeaways in Crabtree Lane. Retrospective permission is sought to retain a single storey extension at the rear which measures 4.44m wide, 2.7m tall and 2.81m deep. It has been constructed of plywood, stained orange/brown with polycarbonate roof sheeting. It has a lower element at its eastern end. The extension is used for food preparation and as a freezer storage area. Permission was refused earlier this year for the same (AWDM/0941/12), but the current application is proposing to clad the exterior walls with white pvcu shiplap boards.

The rear of the premises is accessed off Second Avenue via a service road which serves a number of garages at the rear of dwellings and shops in Crabtree Lane and Second Avenue.

Relevant site history

See above.

Consultations

Adur & Worthing Councils: The Environmental Health Officer previously had no adverse comments

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1

South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site lies within a local shopping centre and Policy AS1 of the Adur District Local Plan supports applications for extensions to such premises provided, among others, that there is no loss of amenity to nearby residents and the development is of a scale and design, including construction materials, which are appropriate to the locality.

Visual amenity

The extension is unattractive and has no architectural or design merit. It has a temporary appearance and its external finish and use of materials does not match the original building. While it is not a prominent structure, and can only be glimpsed between other extensions and outbuildings at adjoining properties when viewed from the service road, its design and use of materials is inappropriate and should not be encouraged.

The applicants have explained that they bought the shop just over 1 year ago when the extension had already been built. The space provided by the extension is vital for the business (pizza takeaway) and is used as a preparation area for food preparation and storage. Were the extension to be removed it would threaten the viability of the business.

To this end, the applicants are proposing to improve the appearance of the extension by cladding it. This would cover up the stained plywood and would be in more keeping with another extension in the vicinity. Given that it is not visible from the street or in wider views, it is considered that this amendment to the design would be sufficient to make the extension acceptable in visual terms. A condition should be imposed to require the cladding to be carried out within 1 month.

Residential amenity

The extension fills much of the small yard at the rear of the premises and is very close to the angled boundary with 13 Crabtree Parade to the north west. That property is divided into 2 flats and the ground floor flat has a window which looks out onto the side of the extension. It was previously considered that the relationship with the adjoining flat was poor and restricted the outlook for the occupiers of the flat, as well as forming a rather overbearing structure.

While there is some impact, this is in part due to the appearance of the extension. By improving its external appearance the outlook for the occupiers of the flat is considered to be improved, with the proposed white walls providing the opportunity for reflected light to the flat. The extension will still be close to the boundary but the boundary fence is angled away from the extension and, in view of the nature of other development at the rear of properties in Crabtree Lane and Crabtree Arcade, it is not considered, on

balance, that the extension will be sufficiently detrimental to residential amenity to warrant refusal.

The property to the east is also in commercial use and has its own rear extension which is not affected by this development.

Recommendation

APPROVE for the reason

The cladding of the extension to be secured by condition would improve its visual appearance and, in light of its position at the rear of the building and its limited visibility, would not detract from the local environment to a significant extent. On balance, in the context of other development in the area, it would not cause unacceptable harm to visual or residential amenities and therefore does not conflict with the saved policies of the Adur District Local Plan (AG1, AS1)

Subject to:

1. Within one month of the date of this permission the extension hereby approved shall be clad externally in accordance with the approved plans.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the previous application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Peter Barnett Date: 4 December 2012

Authorised by: Gary Peck Date: 4 December 2012