Development Management - Delegated Officer Report

Application Number: AWDM/1395/22 Recommendation – APPROVE

Site: 104 West Way, Lancing, BN15 8NB

Proposal: Demolition of an existing carport shelter and the creation of a new unheated side entrance enclosure with new front and rear doors.

Date of site visit: 02.11.2022: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 104 is sited on the north side of West Way in Lancing, and is a semi-detached, white painted, pebbledashed bungalow, with a ground floor rear extension and roof dormers to front and rear roofslopes, and have also placed several outbuildings within their rear garden area. Further, there is a covered way between the side of the bungalow, and the mutual boundary with no. 102.

West Way is a cul-de-sac, and the application site is positioned near to the close. Many of the properties within West Way have extended, and many of them have numerous outbuildings.

The site is within a Floodplain, and this side of West Way backs onto unoccupied land, which is the Floodplain proper.

Proposal:

Permission is sought to:-

- Remove the existing side lean-to/covered way;
- Replace with a similar construction, level with the front elevation of the bungalow;
- Provide 3no. timber clad doors to the front elevation;
- Provide 1no. door to the rear elevation;
- Finish the rear elevation with horizontal timber cladding.

The structure will have a flat roof, with a false pitch at the front elevation, and there will be no side walls to the structure.

Representations: Lancing Parish Council: No objection

Relevant History: None

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

West Way comprises predominantly semi-detached bungalows, positioned quite close to one another. A site visit reveals that many, like the application site, have constructed side extensions between the house and the mutual boundary with the neighbouring site. Some of these side extensions are more robustly constructed than others. These extensions have been constructed over the years and thereby now form part of the character of the street scene, therefore the proposal to bring the side lean-to forward, to be in line with the front elevation of the bungalow, will not be out of keeping with the character of the street.

The side lean-to will have a false pitched roof to mimic the existing tiled roof of the host bungalow. There will be no side wall to the structure, and new timber posts will be installed at the edge of the structure, close to the neighbouring boundary fence, in order to support the new polycarbonate roof. The front elevation will have timber doors, one shown as being the entrance to the cover way, and the other (a set of double doors), is shown as the entrance to a store. Because of their width filling the whole of the gap, it will appear as garage doors, and thereby will not look out of place within the street. Finally the rear elevation is shown to have a new timber clad wall, with a UPVC pedestrian door within it.

The property that could be most affected by the proposal, would be the neighbouring property, no. 102. However, they have their existing boundary fence in place at the boundary, and as the new structure (and indeed the existing structure) does not have a side wall, and only has a lightweight roof, it is not considered that it will result in any adverse impact onto their existing residential or visual amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 08.11.2022

Authorised by: Peter Barnett Date: 8 November 2022