Development Management - Delegated Officer Report

Application Number: **AWDM/1245/15**

Recommendation – Approve

Site: 5 Windsor Way Broadway Park The Broadway

Proposal: Proposed roof cover with wooden timbers to existing patio steps (retrospective)

Date of site visit: 23-09-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a park home in a purpose-built residential park home complex, in an outer residential suburb of Lancing. It is finished in cream colour.

The proposal is for a lightweight storm porch to the side of the park home (the full details of which are shown on the submitted plans). The application is retrospective.

Relevant site history
None

Consultations
Lancing Parish Council: No objection

Representations
None

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)
Saved Local Plan policies: AG1, AH7, AH11

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Residential amenity

The porch is physically removed from neighbours, and is lightweight in its design so would not harm adversely.

Visual amenity

The structure is lightweight when set against the park home, and built of good quality materials and finishes. It is not visually intrusive.

Recommendation

Approve

Subject to Conditions:-

1. Approved plans

Informative:

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.

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

Case Officer: Matthew Porter Date: 23-09-2015

Authorised by: Peter Barnett Date: 25 September 2015