Development Control – Delegated Officer Report

Application Number: AWDM/0611/13 Recommendation – Approve

Site: 41 Willowbrook Park, Old Salts Farm Road, Lancing

Proposal: Porch on south side

Date of site visit: 25th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a residential mobile home sited at Willowbrook Park, on the east side of Old Salts Farm Road. The application dwelling is a mobile home located within the mobile home park. There is an existing driveway to the south side of the property and the porch is to be sited on the driveway. A brick base is proposed with steps up to the front and rear. The porch is to be formed of glazed panels and with have a sloping pitched roof with materials to match existing. The porch has a maximum depth of 8.5 metres including the front and rear steps. It will be 1.9 metres wide and have a maximum height of 3.4 metres.

Consultations:-

Lancing Parish Council has no objection.

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

Representations: No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwelling and its surroundings.

The site is not specifically identified as contaminated and an informative is considered adequate for the purpose of informing the applicant of the potential risk.

Visual amenity

The proposed porch will be visible within the street scene. It is however set back from the front of the mobile home by 5.3 metres. Although the porch extension is larger than an average porch, being deeper and with the front and rear access. It is still considered to be subservient to the main building and not out of keeping or detrimental to the street scene. Materials to be used will match existing. There are many other examples of porch extensions within the park with some access ramps, conservatories, garages and outbuildings also added. The proposal will therefore not be out of keeping in this case.

Residential amenity

The main entrance to the adjacent mobile home is to the side at no. 40 and due to the positioning of the porch this is the main property affected. There is an existing detached garage at the adjacent dwelling which will screen the proposal to come extent. There is a distance of 6 metres between the properties. It is not considered that there will be any loss of light or overbearing impact as a result of the proposed porch. There will be no increased over looking, as existing windows face toward the adjacent dwelling.

To the rear of the site is no. 46 Willowbrook Park. This property is positioned with views from the front bays down the existing driveway at the application site. The proposed structure will result in the obstruction of some of this view. It is however considered that this would not warrant a refusal in this case. The nature of this mobile home park is the close proximity of dwellings with neat and organised space around each home. It is not unusual for such a relationship to exist between dwellings.

Accessibility and parking

Off street parking will still remain at the site.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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: Hannah Barker Date: 27th June 2013

Authorised by: Jo Morin Date: 1 Jul 2013