Development Management - Delegated Officer Report

Application Number: AWDM/1863/17 Recommendation – Approve

Site: Amberley Court, Freshbrook Road, Lancing

Proposal: Retention of timber electric buggy store to south east of Amberley Court (retrospective)

Date of site visit: 2/2/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a block of flats off Freshbrook Road. Retrospective permission is sought for the construction of an open-fronted timber building for the storage of motorised buggies. The building measures 5.6m wide, 2.3m deep and 2.1m high at the front, rising to 2.3m at the rear due to its sloping roof. It has a polycarbonate roof and timber walls but is open on its north side.

It is located in the NE corner of the car park, adjacent to the boundaries with 31A and 39 Freshbrook Road, residential properties.

Relevant site history

None relevant

Consultations

Lancing Parish Council: No objection

Representations

3 letters received from the occupiers of 19 Amberley Court, 29 and 31A Freshbrook Road:

- Building is too close to boundary fence at 31A Freshbrook Road
- Fire risk
- Roof is too high
- Increased light pollution
- Risk to safety from increased number of electric vehicles using access

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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.

Visual amenity

The buggy store is discreetly located in the corner of the car park and is not visible from the road. It abuts the boundary with 31A Freshbrook Road to the south where there is a taller caravan port structure and a smaller outbuilding immediately adjacent. The buggy store is not unduly intrusive and is considered to be acceptable in visual terms.

Residential amenity

The store abuts the boundaries of two residential properties. To the south, as referred to above, it abuts existing outbuildings and structures at 31A Freshbrook Road and there is no adverse impact on that property's light or outlook. The building has not left a gap to the boundary fence at the rear and the occupiers of 31A are concerned at the risk of fire and the lack of opportunity to maintain the fence in the future. The Council's Building Control Officer has confirmed that as the building is an open structure it is not considered to be a fire risk and there is therefore no concerns at its position in relation to the boundary fence.

To the east, the rear of 39 Freshbrook Road is much closer. That property has a rear conservatory set off from the boundary and there is a 1.8m high timber fence on the boundary. The top of the buggy store is visible above the fence and there is a narrow gap between the fence and the side of the buggy store.

While the building is visible from No.39, it is not considered that it is a dominant or overbearing feature. Its low height ensures that it will not result in any material loss of light to the rear of No.39. It is not therefore considered that the building causes any harm to residential amenity.

The building contains one light which is on a motion sensor and is not left on all night. Consequently, it is not considered to cause serious light pollution or disturbance.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

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: 1 March 2018

Authorised by: Gary Peck Date: 1 March 2018