Development Management - Delegated Officer Report

Application Number: AWDM/0462/18 Recommendation – Temporary permission

Site: 10 Cowley Drive, Lancing

Proposal: Retention of 12.8m high CB antenna mast attached to a scaffold pole in rear garden (retrospective).

Date of site visit: 26 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Retrospective planning permission is sought for a 12.8m high mast in the rear garden of this semi-detached property. The mast has been on site since August 2017. It is understood to have replaced a previous mast which was attached to the chimney. It consists of a thicker scaffold pole from ground level to just below ridge level which supports the thinner mast attached above, which projects well above the top of the house. It is located in the northwest corner of the rear garden, close to the rear of the house.

The site abuts a cul de sac and parking area adjacent to Larkfield Close recreation ground.

Relevant site history

None relevant

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer has no objection

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal is unusual in that it does not consist of an extension or outbuilding. However, it is a structure used in connection with the applicant's personal hobby and is located within the built up area. 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 mast is permanently extended and is very visible from neighbouring dwellings and the road to the south. However, its wider impact is considered to be limited. It adjoins a cul de sac and garage compound and is not within a prominent street scene. Views are possible from the recreation ground but they are partly screened by a tree close to the site boundary.

It is not considered to have a significant impact on the visual amenities of the locality and can be supported but it is considered that a temporary 5 year permission only should be granted as it is not a feature that it is desirable to retain in the long term.

Residential amenity

The mast is visible from neighbouring dwellings but it does not result in such an impact that would warrant a refusal in this case. It does not result in a loss of light or overbearing impact for example.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 5 year PP only

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

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: 21 May 2018

Authorised by: Gary Peck Date: 22 May 2018