Expiry Date - 19-08-2016

Development Control – Delegated Officer Report

Application Number: AWDM/0928/16 **Recommendation – APPROVE**

Site: **210B Brighton Road Lancing**

Proposal: **Erection of detached ancillary outbuilding at southern end of rear garden**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is a domestic flat roof outbuilding in the rear garden to measure 2.68 metres in height, 2.4 metres in length, and 3metres in width.

The application property is semi-detached town house property built in a contemporary design. The application site faces Widewater Lagoon in an outer residential suburb of Lancing.

Relevant Planning History
None

Consultations
Southern Water: *Attached informative. Seeks through appropriate planning conditions to ensure that appropriate means of surface water disposal are proposed for each development*

Lancing Parish Council: *No objections*

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The outbuilding is of a sympathetically modest scale. It is of an appropriately contemporary design that fits in with the character of the townhouse.

Residential amenity

The outbuilding is positioned at the far, lower end of the garden and is single storey in height, so would not cause adverse overshadowing or overbearing.

The use of the building would remain domestic in nature so would not cause undue noise and disturbance.

Foul and surface water

Although Southern Water has requested informative/conditions to address the need for a formal connection to the public sewerage system, this is for a garden outbuilding. There is no intent to be connected to services. So there is no need for an informative/condition.

Nature Conservation

Widewater Lagoon is designated a Site of Nature Conservation Importance. However the work is contained within the confines of the site and its minor scale means its construction would not have a harmful impact on conservation interests.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit

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 any representations? N

Case Officer signed: Matthew Porter Date: 03-08-2016

Authorised and signed by: Peter Barnett Date: 3 August 2016