Development Management - Delegated Officer Report

Application Number: **AWDM/1075/15**

Recommendation – Approve

Site: 70A Brighton Road Lancing West Sussex

Proposal: Retention of detached garage-storage building for Beach Park Caravan Park (retrospective)

Date of site visit: 12-08-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a static caravan park on the seafront along Brighton Road, just east of Lancing.

The proposal relates to a gabled ended pitched roof single storey detached building used for storage/garaging associated with Beach Park Caravan Park (the full details are shown on the submitted drawings).

The building is erected, so the application is retrospective.

Relevant site history

Consultations
Lancing Parish Council: *No objections*

Representations
Occupier of 76 Brighton Road Lancing: *As owner of property which this directly affects wish to oppose. Had countless arguments with owner of caravan site regarding other matters and feel building erected to annoy me rather than serve purpose to which intended. Building is not in character with any of houses or caravans on site making it stick out like a sore thumb. Building has had direct effect on saleable value of my house as nobody seems to want to look at eyesore at bottom of garden or while sitting in their lounge. Because garage roof is so high when we are sitting in garden have to constantly move chairs around as building casts a shadow over my garden. Blocks my view and cuts down my light in my living room. I can't maintain my fences. Full extent of garage and view have to endure when on balcony. Why can't this garage be put at side of my balcony. Causing stress to me and my family.*

Relevant Planning Policies
Saved Local Plan policies:
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
It is the neighbour to the immediate north (No 76 Brighton Road, Lancing) who is principally impacted upon by this development.

The garage building is visible from the living room of this neighbour. The apex of the gable protrudes above the trellis fence. This has reduced the outlook, and to a lesser extent the amount of sunlight and daylight, received by the living room and garden.

However the height of the garage building is comparable to what would be experienced if a static caravan were placed in the same position, a very possible situation given the building directly abuts a vacant plot in the caravan park.

Against this likely scenario, the impact currently experienced would not be materially worse and it would be difficult to resist the granting of planning permission on this basis.

Visual amenity

The garage building is modest in scale compared with other buildings and the static caravans on the park site itself, and comparable in form and exterior appearance to other functional service buildings on the site.

Flood Risk

The use of the building would not put human health at any greater disadvantage so there is no flood use, despite its close location to the sea at risk from tidal flooding.

Parking and Accessibility

The parking situation is not materially worsened by the existence of the building as the land it occupies is not allocated for parking.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plan

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: 10-09-2015

Authorised by: Peter Barnett Date: 10 September 2015