Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1304/14

Site: **8 Queensway, Lancing**

Proposal: **Single-storey rear extension to provide storage.**

Date of site visit: 4 November

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

This application proposes a single storey rear extension to provide a storage area.

A previous extension was erected without permission but was removed earlier this year. The structure was of poor visual appearance and was considered to detract from the area which has been improved by works to the pavement across the road.

The application site is on the corner of Queensway and North Road and is a takeaway with residential premises above. Opposite, to the north, is a parade of shops, with the pedestrian area outside improved by recent works.

Queensway curves to the east and the site therefore tapers at its eastern point. To the south and west are further retail units.

Relevant site history

No recent planning history but as referred to above, a building was constructed without planning permission and removed earlier this year.

Consultations

None undertaken

Representations

No comments 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 Practice Guidance (CLG 2014)

Planning Assessment

The previous building which was erected without planning permission was considered unacceptable due to its poor visual appearance, effectively fence panels with a flat polycarbonate roof above. There was not an objection in principle to a building and because of the curve of the road just beyond the site, it would necessarily be limited in size.

An internal inspection of the premises (a takeaway on the ground floor with a residential flat above) has shown that there is a need for storage for the premises and consequently a requirement to provide a more appropriate building than was previously constructed.

The proposed building now comprises brick work with a pitched, tiled roof above. There is also a smaller open area to provide a bin store which will be screened from the road by a brick wall. Including the bin store area, the overall is about 3.5m x 4.1m.

It is considered that the design of the building is far more appropriate than the removed unauthorised building and would enhance the character of the area by enclosing existing external storage.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including the making good to side of the staircase and door to the storage area) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply saved policies AG1 and AH2 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Unnumbered Location Plan received 21 October 2014
Unnumbered Block Plan received 21 October 2014
Unnumbered Elevations ·& Floor Plan received 21 October 2014

Reason: In the interests of proper planning

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

Case Officer: Gary Peck Date: 2 December 2014

Authorised by: Date: 2nd December 2014