Development Management – Delegated Officer Report

Application Number: AWDM/0480/23 Recommendation: APPROVE

Site: 53 Manor Road, Lancing, West Sussex

Proposal: Proposed single storey porch/side extension clad externally in western red cedar with anthracite grey UPVC doors and windows.

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a modern style detached dwelling, it is within north Lancing within the Conservation Area. The dwelling is set back from the street with a historic flint barn to the front which is the garage, ancillary to the main dwelling. This building abuts the highway and partially screens the main dwelling house from the street.

Consent is sought for a flat roof porch to the side elevation on the west of the building. The extension is to be clad with red cedar with grey UPVC doors and windows.

Representations: - None received.

Lancing Parish Council: - Councillors resolved to support this application

Relevant Planning Policies

Adur Local Plan 2017 Policies 15 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and the Conservation Area.

Visual amenity and Impact upon the Conservation Area

The proposed porch is small in scale and limited in height due to its flat roof single storey design. On the west side of the building it will be completely screened from the front of the building and the street. This is due to the position of the porch in relation to the house, the building to the property frontage and heavy tree screening along the side boundary. The extension will therefore not impact upon the character and appearance of the Conservation Area, it will not be visible from public views. It will be a subservient addition to the existing dwelling, modest in scale. The use of contrasting materials will add interest to the building and will not have any adverse impact.

Residential amenity

As stated above the porch is set away from the street scene and adjacent neighbouring properties, adjacent to a dense tree screen along the boundary. It will not be visible from any adjacent residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.

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: Hannah Barker Date: 10th May 2023

Authorised by: Peter Barnett Date: 10 May 2023