Development Management - Delegated Officer Report

Application Number: AWDM/1287/15 Recommendation – Approve

Site: 180 Brighton Road, Lancing

Proposal: Retention of shed attached to east elevation (retrospective).

Date of site visit: 25 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building which has been divided into 2 flats. At the rear the first floor opens onto a decked area which drops down to the Widewater Lagoon. Retrospective consent is sought for the retention of a small shed which has been constructed on the east side of the building. It measures 1.45m wide, 2.45m deep and 2.35m high. Viewed from Brighton Road it appears to be at first floor level due to the change in ground level.

Relevant site history

None relevant

Consultations

Lancing Parish Council: No objection

Representations

Comment received from the occupier of 182 Brighton Road that the exterior finish or painting should match the main property or be of wood, not both as it is at the moment

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. 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

From the south the shed is painted white and is largely unobtrusive. However, from the north (street) it has a rather incongruous appearance, being constructed of untreated timber which contrasts with the white render of the dwelling. While set back at the rear of the property and not obvious in wider views from the street, it is considered that its appearance would be improved if it was painted white. It is therefore considered that the application can be supported but it is reasonable and necessary to require the shed to be painted white within one month.

Residential amenity

The position of the shed does not result in any loss of visual or residential amenity for the neighbouring occupier to the east at No.182, which has its own rear extension with a blank side wall facing the site.

The other flat at No.180 has side windows which are not considered to suffer any serious light or outlook as a result of this minor development.

Recommendation

APPROVE

Subject to Conditions:-

1. Permission relates to approved plans
2. Paint white within one month

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: 28 September 2015

Authorised by: Gary Peck Date: 28 September 2015