Development Management - Delegated Officer Report

Application Number: AWDM/1296 20 **Recommendation – APPROVE**

Site: **2 Shadwells Road, Lancing, BN15 9EW**

Proposal: **Change of use of land to south and construction of fence to enable extension of new garden area.**

Proposal, Site and Surroundings:

The proposal is for a change of use of a strip of amenity land directly adjacent to the rear garden and next to part of the existing dwelling at no. 2 Shadwells Road. The strip of amenity land also abuts a footpath running to the side of the property.

The application land measures some 15.7m long and its width varies, with its widest point being approx. 3.4m deep. The fence will be approx. 2m high and will be positioned around all of the application land; and will have a pedestrian gate within the elevation facing Gravelly Crescent.

The dwelling is a two storey end of terrace with the addition of a side access from the rear garden to Gravelly Crescent. The rear garden has a brick built shed and timber summer house structure at the rear of the garden, and a recently constructed rear extension with an access ramp. There is a close boarded fence approx. 2m high around the side of the rear garden to the rear and to the side abutting the current amenity land in Gravelly Crescent.

The surrounding area comprises predominantly two storey terrace properties with open plan frontages.

Relevant Planning History:
AWDM/1690/19 Proposed single storey rear extension, concrete platform and ramp with handrails to east elevation. **Approved 26.11.2019**

Consultations:

WSCC Highways
No highway safety concerns

Env. Health Public Health
No comments

Env. Health Private Sector Housing
No comments

Representations: Lancing Parish Council: No objection

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal which would extend the existing residential garden area. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual & Residential amenities

The dwelling is a two storey end of terrace dwelling on a corner position facing Shadwells Road and siding onto Gravelly Crescent, therefore, the change of use of the land to residential garden land, together with the fencing around the land will be visible within the street scene.

There are other examples of amenity land being absorbed within existing residential garden land within the estate, and they too have approx. 2m high fencing around them, namely 2 Gravelly Crescent; 59 Hayley Road; and 20 Lewin Close

The proposal thereby will be in accordance with the character of the area.

By reason of its location, it is not considered that the change of use of land together with the fence will result in any material loss of visual or residential amenities to the locality. Further, there will still be adequate amenity areas remaining to the front of the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Incidental to no. 2 Shadwell Road

Informatives

1. Approved following amendments

Case Officer: Eve Hearsey Date: 02.02.2021

Authorised by: Peter Barnett Date: 2 February 2021