Development Management - Delegated Officer Report

Application Number: AWDM/0833/12 **Recommendation – Approve**

Site: **33 Trent Close, Sompting, Lancing, West Sussex, BN15 0EJ**

Proposal: **Extension to existing garage and construction of summerhouse and shed in rear garden**

Date of site visit: 10 July 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the west side of Trent Close. Its rear garden is parallel to the road and sits above the level of the pavement, bordered by a 1.8m high wall with a trellis along part of it. There is a pergola in the north east corner adjacent to the pavement and there is a shared access to the existing flat roofed garage at the rear of the property.

The application is proposing to remove the pergola and to construct a new double garage at right angles to the existing garage in the north east corner of the back garden. It will measure 3.6m long, 3.4m wide and 2.3m tall with a flat roof. The outer wall of the existing garage is to be partly demolished to form an L-shaped single building when the new garage is constructed. A new up and over door 4.3m wide is proposed. The garage will be finished in brickwork to match the existing garage.

To the south of the new garage a summer house/shed is proposed measuring 3.5m by 2.5m and 2.3m high. It will line up with the rear of the existing garage, separated by a ramped access to serve the new extended garage. It will be timber clad. The existing trellis is to be continued along the line of the boundary wall. A tree within the garden is to be felled.

Relevant site history

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land condition

Sompting Parish Council: No comment

Representations

None 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 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

The garage and summerhouse will be sited in an elevated prominent position, adjacent to the pavement. However, the floor level of the buildings will be set slightly below the level of the top of the boundary wall and, with the continuation of the trellis, they will not be unduly intrusive. A tree within the applicants' garden is to be felled. While it is a reasonably large specimen, there are 3 street trees within the grass verge in front of the site which will continue to soften the street scene and screen the development from certain viewpoints. In visual terms, the proposal is considered to be acceptable.

Residential amenity

The development is at the end of the garden, furthest from any neighbouring dwellings. It will therefore not have an adverse impact on residential amenity.

Accessibility and parking

The extended garage will increase parking provision at the property for the purposes of restoring and garaging a vintage car. Parking spaces also exist at the front of the property on a large area of hardstanding.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit

2. Materials
3. Approved plans

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

Case Officer: Peter Barnett Date: 17 August 2012

Authorised by: Gary Peck Date: 17 August 2012