Development Management - Delegated Officer Report

Application Number: AWDM/1655/20 Recommendation – APPROVE

Site: 58 Mill Road, Lancing, West Sussex

Proposal: Erect a detached car port directly in front of existing garage.

Date of site visit: 3rd November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the east side of Mill Road, ground levels increase from south to north. There is a detached garage on the south side of the bungalow. Consent is sought to erect a car port to the front of the existing garage, a detached structure of timber and tile construction. It will be positioned on the existing driveway accessed via the existing vehicular access. It will be 3.2 metres wide, 5.6 metres long and 3.2 metres high.

Lancing Parish Council: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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 car port is to the front of the dwelling set forward of the front of the existing garage and building line of the bungalow. However due to its siting and the

screening either side and to the property frontage it will only be visible in the narrow view directly to the front of the driveway. It will not be visible within the context of the surrounding area or locality. It is therefore not considered to impact detrimentally upon the character of the street scene or existing dwelling. A tiled roof is proposed with timber posts and frame which will result in a sympathetic appearance in keeping with the surrounding area.

Residential amenity

The proposed car port will not impact upon the residential amenities of any of the adjacent occupiers. As stated above the proposed structure will be well screened and with a maximum height of 3.2 metres it will not be clearly visible from properties to the south, north or to the rear to the east. There may be glimpses visible of the carport from properties opposite however no loss of light or overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The car port shall be completed with a timber frame and posts and a tiled roof and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

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 November 2020

Authorised by: Peter Barnett Date: 10 November 2020