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# Development Control – Delegated Officer Report

**Application Number: ADC/0030/07** **Recommendation - Permit Application**

**Site:** **81 Willowbrook Park Old Salts Farm Road Lancing West Sussex**

**Proposal:** **Detached garage on north side (81 Willowbrook Park)**

## The Application

The application is for a detached garage (6.1 x 3.0 x 2.9m) on the site of an existing small shed at the rear north side of 81 Willowbrook Park. Willowbrook Park itself is an estate of identical mobile homes set out in a permanent grid system with each plot being of a similar size. All the mobile homes have hardstandings and many have recently added garages to the rear that are similar in design to the one proposed by this application.

## Consultations and Representations

**Consultations/Comments**

| | |
|---|---|
| Chief Environmental Health Officer | No objections |

Lancing PC : No obj

**Third Parties**

No objection from No.38 Willowbrook Park.

## Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV 1

## Planning Assessment

The main issues surrounding this application concern the design of the garage and its location within what is already a very small plot.

The majority of the application plot is paved with little rear garden space due to the close proximity of a 1.5 metre wall and minor road to the rear. As a result much of the amenity space is situated to the front and sides. The garage itself will be built on the north rear side of the property in place of an existing small shed, lessening its impact on this amenity space. It is an identical location to the other garages in the area, most notably those constructed at No.38 opposite and No.77 two mobile homes to the south. The design of the garages is also identical to all others on the mobile home park with a small pitched roof and rendered walls complimenting the original style of the homes. It will not impact on the amenity of any neighbouring homes to a degree that would warrant refusal.
It is therefore considered that the garage will be in keeping with others in the locality and offers no detriment to the amenity of the neighbourhood.

## Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12CEi (external materials to match existing)

Case Officer.....

Date 8/2/07.....

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