Development Management - Delegated Officer Report

Application Number: **AWDM/1321/12**

Recommendation – Approve

Site: Rosemore, Manor Close, Lancing

Proposal: Proposed replacement pitched roof garage

Date of site visit: 10 December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the west side of Manor Close on the corner at its junction with Old Shoreham Road. The site is the subject of a TPO relating to the Ash tree at the north end of the front garden.

To the west of the application site, fronting Old Shoreham Road is a doctor's surgery but generally this locality is predominantly residential with Manor Close comprising of mainly detached and semi detached bungalows. The site lies within Flood Risk Zone 3.

The application site has an existing detached garage to the north of the house with a hardstanding and vehicular crossover onto Manor Close. Permission is sought to replace the existing garage with a larger hipped roof garage. The proposed garage would measure 5.1 metres in width and 5.2 metres in depth approximately. The ridge of the roof would be 4.4 metres in height. Vehicular access to the garage would be on the east side facilitated by an extended driveway and crossover which are not included in the application.

Materials are proposed to match the existing bungalow.

Relevant site history

L/20/92/TP – Detached garage on the corner of Manor Close and Old Shoreham Rd refused on the grounds of visual impact, impact on the TPO tree, potential impact on watercourse/drainage problems.

Consultations

Adur and Worthing Councils:

The Environmental Health Officer has recommended a precautionary contamination condition.

The Parks Officer has commented the existing TPO Ash is far enough away from the proposed build to be unaffected. The nearby Sycamore might be affected, but it would not be considered for a TPO.

The Council's Engineer has commented that there is a section of fence panel which is secured to the protected tree which can be removed in order to gain access to the drainage ditch which flows behind his property and the culvert running under the lawn and across Manor Close. The Engineer comments that the proposed development will cause no problems providing that this unofficial access point is retained and, although not a condition, requests that the applicant ensures that his contractor removes any demolition or waste building material from the ditch which for whatever reason manage to get into it during the project, even though it is out of sight beyond the fence. The applicant is also advised that drainage works including clearance of the culvert running under his lawn and across Manor Close are planned to be undertaken within the next two months, as a result of the winter flooding.

Lancing Parish Council have no objections to the proposal.

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

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

The proposed garage would replace an existing garage structure and although the proposal is for a larger garage, it would not be sited any closer to the site frontage than the existing structure with the extended footprint being to the west and set against the boundary. The Parks Officer has commented that the Sycamore tree may be affected but would not be considered for a Tree Preservation Order and that the protected Ash tree would be unaffected.

The proposed garage would be sufficiently spaced from the neighbouring doctor's surgery and of a relatively modest scale so as not to pose any significant threat in terms of loss of light or outlook to the neighbouring occupier. The design of the garage would not pose any significant threat to the visual amenities of the site or surrounding area.

In relation to drainage and flood risk, the Councils Engineer has not objected and the applicant has confirmed that the floor levels would be no lower than the existing levels and that flood proofing of the development would be incorporated such as raising electrical sockets, fuse boxes, controls, wiring etc above flood level.

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 consequently would 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 time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing Number 925/3/01 entitled 'Site and Location Plans' deposited 23 October 2012
   Drawing Number 925/3/02 entitled 'Plan, Sections and Elevations' deposited 23 October 2012

Informative:

- Contamination precaution
- The Council's Engineer has advised that the access point to the drainage ditch adjacent to the protected tree should be retained and the applicant should ensure that the contractor removes any demolition or waste building material from the ditch that may get into the ditch during the project. The applicant is also advised that drainage works, including clearance of the culvert running under the applicant's lawn and across Manor Close are planned to be undertaken within the next two months, as a result of the winter flooding.
- 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.

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

Case Officer: Rebekah Smith Date: 28 January 2013

Authorised by: Peter Barnett Date: 28 January 2013