expiry 26.6.07

Development Control – Delegated Officer Report

Application Number: ADC/0263/07 **Recommendation - Permit**

Site: **16 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Prefabricated garage on north side**

The Application

The application property is a detached hipped roof bungalow on the west side of Cokeham Lane. The property has been extended on the south side with a large flat-roof extension (S/3/81) and benefits from a large double garage at the rear of the property.

The proposal is for a prefabricated pitched roof garage on the north side of the dwelling, 4.0m wide, by 5.6m deep, by 2.7m to the apex of the roof.

Consultations and Representations

Sompting Parish Council - No objection.

Third Parties

There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed garage would not be out of keeping in scale or design for the residential make-up of the locality. It would be in line with the existing dwelling and effectively shielded from view from both the south (by the dwelling) and from the north (by the neighbours large detached garage).

The materials themselves although not particularly in-keeping with those of the dwelling, are considered to be relevant to the purpose of the structure. Most of the main front elevation will be taken up by the white 'up-and-over' garage door which would be similar to numerous others in the street.

Recommendation

APPROVE for reason that :- 1PPii

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Case Officer: [signature]
Date: 12.06.07 CJ 12.6.07