Development Management - Delegated Officer Report

Application Number: AWDM/0184/18 Recommendation – Approve

Site: 19 Orchard Way, Lancing

Proposal: Removal of existing adjacent electricity substation and change of use of land to domestic curtilage and erection of single garage with extension to existing concrete vehicular access across grass verge on frontage.

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow at the end of a cul-de-sac in Orchard Way which was formed by subdividing a bungalow into two properties in 2014. It is served by an existing vehicular access. There is a defunct electricity substation on the site frontage which it is proposed to remove and replace with a detached pitched roof garage. The existing vehicular access is to be widened across the grass verge at the front of the property to enable access to the new garage.

The garage will measure 6.3m long, 3.2m wide and 3.5m high. It will have front and rear gables and will have a white render finish with tiled roof to match the appearance of the tiles on the bungalow.

Relevant site history

AWDM/0428/14 - Conversion of 2 bedroom bungalow into 2 no. 1 bedroom dwellings, with external alterations including addition of pitched roof over former garage, replacement of rear sun room with new extension and construction of new detached garage and bin/cycle stores

Consultations

West Sussex County Council: The **Highway** Officer has no objection subject to access condition and informatives.

Adur & Worthing Councils: The **Environmental Health** Officer (contaminated land) recommends the full contaminated land condition

Lancing Parish Council: No objection

Representations

1 letter received from the occupier of 88 Orchard Avenue:

- The garage should resemble the one built at No.18

- Condition should be imposed to ensure work is completed in good time

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 (March 2012)

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 proposed garage will sit forward of the bungalow but it is not considered to be unduly prominent. The existing garage at No.18 is also positioned in the front garden and is a larger structure. There is also a detached garage in the rear garden of 88 Orchard Avenue, on the other side of the access road to the west, which is sited further forward than the current proposal.

The proposed garage will have a gabled front elevation which will match that on the bungalow and, while it will be rendered rather than clad in coloured timber, it is considered to be an acceptable addition in the street scene.

The works to extend the width of the driveway will diminish the amount of grass verge but it will not be obliterated in its entirety and no serious visual harm will arise.

Residential amenity

The proposed garage will not cause harm to neighbouring residential amenity. The garage is to be on the boundary furthest from the attached neighbour at No.18 and is separated from the houses to the west by an access road.

Contaminated land

The EHO has recommended that the full contaminated land condition is imposed. Due to the site of the proposed garage being a former electricity substation, it is considered that such a condition is justified in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials as specified
4. The garage facility shall not be used for the parking of a vehicle until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
5. Contamination

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

- 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.

- Vehicle crossover

- BT permission

Case Officer: Peter Barnett Date: 10 April 2018

Authorised by: Gary Peck Date: 10 April 2018