Development Management - Delegated Officer Report

Application Number: AWDM/1829/18 Recommendation – Approve

Site: Garage block east of 17 Russells Drive, Lancing, BN15 8DA

Proposal: Enlargement of existing garage door within garage block.

Date of site visit: 11.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a block of 3no. terraced garages situated on the east side of Russells Drive, opposite no. 17; behind no. 38 Freshbrook Road; and behind no.'s 15 and 16 Milton Close, although the garages do not relate to any of these properties but appear to be individual lock-up garages.

The block of garages is cream colourwashed render with a black plinth and grey up and over doors. The garage to the south end of the other two has a larger face elevation, and thereby a slightly larger internal area.

The proposal seeks to gain permission for a larger (wider) garage door on the south end garage, increasing the approx. 2.2m wide garage door up to approx. 4.2m wide

Relevant Planning History: None

Consultations: None

Representations:

Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2018)

Planning Assessment

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 purpose of the proposed increased width of the garage door is for ease of access. The garage block itself will not be altered by way of height, width of depth, purely the door.

The existing block of garages appear well maintained and the new door should not alter that aspect.

Residential amenity

The proposed widened garage door will not affect the existing residential amenities of the neighbouring properties

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 14.02.2019

Authorised by: Peter Barnett Date: 14 February 2019