Expiry Date – 5/11, ppa agreed to 23/11

Development Control – Delegated Officer Report

Application Number: AWDM/1317/18 Recommendation – Grant

Site: 50 South Street, Lancing

Proposal: Single-storey side (west) extension to existing garage.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.9

Site and Surroundings

This application relates to Circle Garage a used car showroom and MOT/repair garage at the junction of Chester Avenue and South Street and opposite The Farmers public House. The site is in a prominent corner position. To the south sits Lancing Methodist Church which has a blank flank wall abutting the common boundary where the extension is proposed. Opposite, to the west, on the opposite side of Chester Avenue are residential properties.

The site is not in a conservation area and is not listed. It is just south of the Lancing town centre boundary.

Proposal

Planning permission is sought to extend in the south west corner of the site. The extension measures 5 metres in width and is 7.64 metres deep. It has an eaves height of 3.45 metres and a crown roof height of 5.3 metres. It is intended to extend an area of garage used for workshop purposes to accommodate higher camper van style vehicles.

Relevant Planning History

L/100/05/TP - Application for Certificate Of Lawfulness For Display of up to but not exceeding 25 Cars For Sale (In Breach Of Condition 3 Of L/211/89/TP). Granted 15.7.05

L/201/02/TP – Workshop extension on west side. Refused 2.12.02

L/197/90/TP - Clock Tower with weather Vane on North-East corner of Car Showroom. Granted 13.11.90

L/211/89/TP - Extensions For Showrooms, M.O.T. Testing And Workshop. Granted 13.2.90

L/131/89/TP - Outline Application For Redevelopment with 2/3-storey block Of 2 shops & 13 one bedroom flats with parking & access provisions. Granted 12.9.89

L/167/86/TP - Outline Application for Redevelopment with 2/3-storey block of shops & 13 one bedroom flats with parking and access provisions. Granted 7.10.86

Etc.

Consultations

Highways: '*This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.*

This proposal is for the erection of a single-storey side extension to the west of the existing commercial garage. The site is located on South Street, an unclassified road subject to a speed limit of 30mph.

The site is currently accessed from South Street and Chester Avenue. No alterations to the existing access arrangements are proposed. Vehicular visibility at the existing accesses appears sufficient for the anticipated road speeds in this location.

The proposed extension will be used as an additional workshop for the existing B1 use and is not anticipated to result in a severe material increase in vehicle movements to and from the site. Whilst some of the existing parking area will be lost as a result of the proposal, there appears to be sufficient space remaining on site for a number of vehicles to park.

In conclusion, the LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Environmental Health: '*Full contamination condition required.'*

Lancing Parish Council*: No objection.*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 4, 9, 16, 34 and 35

Planning Assessment

Principle

The principle of development can be supported as it upgrades a business premises within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area, the impacts of the development on neighbour amenity, highways, and ground contamination.

Character and Appearance

This workshop extension is a taller version of the existing building to enable higher camper van vehicles to be worked on. The proposed eaves and ridge heights are 850mm taller than the existing building. However, given its average 14 metre set back from the Chester Avenue and South Street boundaries it is not considered that this extra height will cause significant harm to the appearance of the area.

Neighbour amenity

The extension abuts the blank flank wall of the adjoining church hall building. It will be largely screened from view by it. Properties across Chester Avenue and to the north are at least 25 metres from it.

Highways

A previous application for an extension on the west side of this building was refused in December 2002. The application was refused entirely on highways grounds. The extension would remove on street parking and turning space to the detriment of highway safety. This time the Highway Authority considers there are no transport grounds to resist the proposal. It considers that the extension is modest in size and will not significantly alter the number of vehicle movements associated with the garage. It also considers that adequate parking will remain on site.

In the absence of neighbour objection and the presence of parking restrictions on both sides of Chester Avenue outside the site it is also not considered that there are amenity highway grounds to refuse this application.

Contamination

The site is on potentially contaminated grounds. The applicant has agreed to the full pre-commencement contamination condition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Full contamination

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 15/11/18
Authorised and signed by:	Peter Barnett	Date: 15 November 2018