Expires 20/3.

Development Control – Delegated Officer Report

Application Number: ADC/0045/07 **Recommendation - Permit Application**

Site: **86 Penhill Road Lancing West Sussex BN15 8HQ**

Proposal: **Re-sited replacement detached garage**

The Application

The application property is a detached bungalow on the south side of Penhill Road with a prefabricated detached garage at the rear of the garden and recent rear roof extensions. The neighbouring property to the east (No.88) has a similar rear garage on the border with the applicant's property but set further forward. To the rear of both properties is parking space for the flats further beyond at Beachcoft Place.
The proposal is to demolish the existing garage and building a more permanent brick structure 7.5 metres further forward within 1.2 metres of the dwelling. The new garage will be flat roofed, 3.2 x 5.4 x 2.4 metres in size and sit alongside the neighbour's garage at No.88 with continued highway access from the side of the property.

Consultations and Representations

Third Parties

An observation was received from 88 Penhill Road commenting on the lack of detail within the plans showing whether the side boundary fence is to be reinstated once the existing garage is demolished. It was suggested that a condition should be attached to the permission to secure this.

Contributors

Lancing Parish Council have No Objections.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

There are no major planning concerns surrounding this proposal. On balance it is considered that this build will enhance the visual amenity of the neighbouring properties by removing a deteriorating pre-fabricated garage from their direct outlook. The proposal will allow for extra amenity space and an enhanced rear outlook at the applicant's property whilst maintaining covered storage for one vehicle.
The plans show that the new brick garage will sit further forward and alongside the neighbour's garage with similar white finishing to the fascia and doors. The view from the street would therefore be of an identical pair of flat roofed garages. A hardstanding of greater than the six metres as required by the Development Control Standard No.3 will be maintained in front of the garage.
With regard to the neighbour comments, it would seem logical that the border fence would be re-instated in order to preserve the privacy between the adjacent gardens. Email correspondence was subsequently received from the architects confirming that the fence is to be re-instated.

Recommendation

APPROVE for reason that :-

1PPij

Subject to:

C1Ci: (standard time limit)

26/2

Case Officer.....

Date 19/2/07