Application Number: ADC/0045/08 Recommendation – APPROVE

Site: Beechlands, Old Salts Farm Road, Lancing

Proposal: Demolition of existing garage/store and erection of replacement garage/store

The Application

Beechlands is a detached property located off Old Salts Farm Road. It lies within the countryside and Strategic Gap in an isolated location containing only sporadic development. There is a large dwelling immediately to the east, known as Minstrels Gallery, which is Grade II listed. The garage/store to be replaced lies to the south west of Minstrels Gallery and to the east of Beechlands. It presently comprises a 3m high corrugated metal, double bay, open-fronted, flat-roofed structure which is used to store the applicant's boat and other garden machinery and equipment.

The applicant wishes to erect a new building with greater height, in order to accommodate his boat more comfortably, and to provide better security. The proposed building would have the same footprint (measuring 7.5m by 7.1m) but would have a greater ceiling height with a sloping roof rising from 4m at eaves to 5m at its highest point. It would be finished in timber cladding with a slate roof to match the house. A 4.8m wide steel roller shutter door would be inserted on the front elevation facing Beechlands.

Consultations and Representations

Third Parties – 1 letter received from the occupier of Minstrels Gallery expressing their full support for the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, LOC2, CH1, CH3, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AC1, AC4, AH7

Planning Assessment

Policies

The site is located within the countryside and the Lancing and Shoreham-by-Sea Strategic Gap.

Policy CH3 lists 'strategic gaps' of countryside separating built-up areas (including that between Lancing and Shoreham in which the site is located) in order to preserve the separate identity and character of the settlements concerned. It states that any development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.

Policy AC7 of the Adur District Local Plan allows extensions and alterations to existing houses but expects development not to result in a loss of residential amenity for neighbouring dwellings, to be designed and use materials sympathetic to the dwelling and the general area and not to take up an excessive proportion of the garden.

Residential amenity

The nearest dwelling, Minstrels Gallery, abuts the boundary of the site and will have a direct view of the new building. At present, the store building is of a low height and is largely screened behind a line of conifers. While the proposed replacement store will be taller, only the top of the building will be visible over the conifers. It is separated from the adjoining house by the driveway of Minstrels Gallery and will be approximately 12m from that property at its nearest point. It is not considered that it will result in any unacceptable loss of light or outlook for the neighbouring occupiers.

The building is replacing another that is in the same position. There will be no adverse impact in terms of the loss of amenity space for Beechlands.

Visual amenity

As stated above, the building will be largely screened by a line of conifers. It will be set back from the lane serving the property by over 20m and will be screened from views to the west by Beechlands itself. Consequently, the proposed building will not have any significant visual impact on its surroundings and will not harm the integrity of the Strategic Gap.

Recommendation

APPROVE for reason

1. 1PPi

Subject to the following conditions:

1. C1Ci
2. C11D "shall be retained"
3. C12Ai
4. The building hereby approved shall be used for purposes ancillary to the use of Beechlands as a dwellinghouse and for no other purpose. Reason – To safeguard the character and appearance of the area and to comply with policy AG1 of the Adur District Local Plan and policies LOC2, CH3 & DEV1 of the West Sussex Structure Plan

Case Officer .....

Date 21/2/08

21/2