Expires 6/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0048/07 **Recommendation - Approval**

Site: **43 Brighton Road Lancing West Sussex BN15 8RJ**

Proposal: **Timber pergola/carport at rear**

The Application

The application site consists of a detached two storey dwelling with a gabled roof. The plot fronts Lancing Park to the north and Brighton Road to the south. Vehicular access is from Lancing Park.

The application proposes to erect a timber pergola/carport with a Polycarbonate roof. The car port is to be located to the north of the existing garage fronting Lancing Park and will measure 4.85m in width and protrude out towards the road 4.5m on the eastern side and 8.5m along the western side boundary. The car port will be 2.4m in height.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council has no objection to the proposal.

The West Sussex Transport Planning service has commented informally that the proposed car port should not affect visibility at the vehicular access.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning considerations of this application are the impact of the proposed garage on adjoining residential amenity, the character of the area and the street scene.

Directly to the west of the site is Ariel Court a large residential development. The proposed carport would have a negligible impact on their residential amenity as the car port is to be located adjacent to the car parking area to the north of the site. Additionally the proposed carport will be 30cm lower than the shared boundary wall, which would obscure any view of the carport from the adjacent property. To the east of the site is no. 45 Brighton Road, a

detached house. The proposed carport being located to the north of the existing garage at no. 43 Brighton Road would be approximately 16m to the northwest of the adjacent detached house and predominately obscured from view by the existing garage. The adjoining residential amenities therefore, will not be harmed by the proposal.

The proposed carport, being an open structure, will not have a significant visual impact on the street scene or on the character of the near area. The proposed carport should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci

Case Officer: .....

Date: 23/3/17

29/3