PC date 4/6/07. Expiry. 6/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0275/07 **Recommendation – Permit Application**

Site: **Pebble View Brighton Road Lancing West Sussex**

Proposal: **Two adjoined garages for flats one and three to be constructed on existing parking area**

The Application

The site is located within the built up area of Lancing, to the south of Brighton Road. The building is a two storey, building with a pitched roof providing accommodation for four flats, 1-4 Pebble View. The building is set back from the highway by 19 metres with access from Brighton Road. There is hard standing to the front of the property which provides parking for the four flats, there is also landscaping and planting to the front of the building.

To the east of the site is Shopsdam Road, a private access track, beyond this is No. 64 Brighton Road a commercial property. The site is enclosed to the east by a 1.8 metre close boarded fence. To the south is the neighbouring residential property, 'The Boat House'. To the west is a two storey dwelling which is built onto the boundary which is set forward closer to the highway than No. 62 Brighton Road.

Permission is sought to build a double garage to the front of the existing building on the existing hard standing to the west of the site, at a minimum distance of 1.5 metres from the western boundary. The garage building will be of brick and tile construction with a pitched roof. The maximum height will be 3.8 metres, 6 metres wide and 5.4 metres deep. The garage is to provide two parking spaces for flats, 1 and 3 Pebble View.

Consultations and Representations

Third Parties: - One letter received from a neighbouring resident stating that they would agree to the garage on the basis that the developers would tarmac the driveway.

Lancing Parish Council: - No objection

County Highways Authority: - Advice - The proposal would not appear to result in further vehicular activity from the site access as the garages are to be built over existing parking spaces. However the internal dimensions of the garages are substandard and will therefore not be usable by medium to large cars. The garage should provide 2.8 metres internal width and 5.3 metres internal length.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, DEV4, DEV5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development ' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Policy AT12 of the Local Plan states that development, amongst other things, should have safe and adequate access to the main road network and not reduce safety or worsen traffic conditions materially for existing highway users.

Residential Amenity

The main property to be affected by the development in this case is the property to the west which is on the boundary of the site, No. 60 Brighton Road. The garage building will only be at a maximum distance of 1.5 metres from the eastern elevation of this property.

There is a first floor landing window on the side elevation of this adjacent property which over looks the site which will be adjacent to the proposed garages. As this is a landing window and not serving a habitable room it is not considered that there will be any adverse impact on this property in this case.

There are no windows to the front elevation of the existing flats at Pebble View which will be affected by the proposed garage in this case therefore there will be no adverse impact on the existing occupiers of this building.

Visual Amenity

The proposed garage building is to be located to the front of the existing building, No. 62 Brighton Road. However it will be no closer to the road than the adjacent properties to the east and west which are set closer to the highway, following the main building line. The pitched roof, brick and tile design is considered to be acceptable in this case and a condition will be

attached to state that the materials should match those of the existing building. The proposed garage building will not be prominent within the street scene and is sympathetic to both the main building on site and the area in general therefore complies with part (b) of policy AH7 of the Adur District Local Plan.

Access and Parking

The Highways Authority consider the proposal to be acceptable in this case in principle as there will be no increased vehicular activity as the garages will be built over existing parking spaces and therefore the same number of parking spaces will remain at the site.

It has however has been recommended that the internal dimensions of the garages be altered to allow space for medium to large cars. Amendments have been made to alter the internal space provided to meet the requirements of the Highways Authority therefore the proposal is acceptable in this case and complies with policy AT12 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPii

1. C1C1 (Standard time limit)
2. C12Ei (External materials to match existing)
3. C8Fii (Private domestic garages to be retained for such use)

Case Officer.....Date.28/6/07.....

CJ 28.6.07