Expiry 26/03/07

Development Control – Delegated Officer Report

Application Number: ADC/0056/07 Recommendation - Permit

Site: 38 Brighton Road Lancing West Sussex BN15 8ET

Proposal: Ridge-roofed garage attached to front

The Application

The application site is located on the southern side of Brighton Road. The site contains a large detached chalet style dwelling with two existing front facing single storey gables projecting out from the dwelling on either side (containing a storage shed on the east side and a bedroom on the west side). The dwelling is located in the centre of the very large site and well setback from and elevated above Brighton Road. The rear boundary of the property faces onto the beach.

The applicant proposes to construct a single pitched roof garage at the front of the building, attached to the front of existing gable on the north western side. The garage will project out towards the road by a further 7 metres, has a width of 3 metres and a height to the ridge of 4.1 metres.

The surrounding area is predominantly residential. On the south side of Brighton Road in the vicinity of the site, the properties are generally larger sites containing detached dwellings of mixed styles. Directly to the west of the site is a block of flats ('The Haven') on a large open site, with the building set back to the rear of the dwelling on the application site.

There is no predominant character attributed to the area in terms of garages. Several of the dwellings along the south side of the road do contain visible garages, either incorporated into the design of the dwelling or attached.

Consultations and Representations

Consultees

The Lancing Parish Council has indicated that they have no objection to the proposal.

Third Parties

A response form has been returned by the resident of the neighbouring property, 40 Brighton Road. This neither supported nor objected to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The appearance of the garage is considered to be in keeping with the existing dwelling on the site and will not have a detrimental impact on the street scene. The pitched roof design matches the pitch of the two existing front gables and the scale is generally consistent with these. The dwelling is already very well screened from the road by the existing vegetation and, while the new garage will be visible to persons directly outside the property for a short distance, the change in appearance will be insignificant in the street scene.

Any effects on neighbouring properties are considered to be minor. The garage will be located close to the boundary with 'The Haven' but backs directly onto its car park. The flats themselves are set well back on the site and as such the garage will have no significant effects on the amenity of these residents. No other properties are considered to be significantly affected as the site is so large and well screened that the garage is either not visible at all to or a significant distance from any neighbours.

The garage is set back a significant distance from the road and the property currently has a hard stand driveway of around 40 metres in length. This ensures that adequate vehicle queuing space clear of the highway is retained.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei

Case Officer: .....

Date: .....6/03/07.....

8/3