Expires 4/4/08.

Development Control – Delegated Officer Report

Application Number: ADC/0062/08 **Recommendation – Permit Application**

Site: **7 Cokeham Gardens Sompting Lancing West Sussex**

Proposal: **Detached garage**

The Application

The application site is a semi-detached bungalow located on the east side of Cokeham Gardens, Sompting. The property has a small rear lean-to conservatory and a large southern side garden. It is bounded by similar semi-detached pairs to the north and south.
This application seeks permission to erect a single detached garage on the rear southern boundary, adjacent to the neighbouring bungalow's garage. It will be 4.4 metres in width and 8.4 metres in depth at its longest point, and will have a pitched facade on the front facing elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The garage will be located at the rear of the large southern side garden and adjacent to the border with No.6. From the street the pitched facade will match that of the neighbour's adjacent garage and will not appear out of character. It is to be served by an existing hardstanding and access onto Cokeham Gardens.

Residential Amenity
The garage is a simple single storey construct that is set well away from neighbouring properties. It will not impact on amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12 Eiv

Case Officer:.....

Date: 6/3/08

PB 7/3/08