Expires 7/8/08.

Development Control – Delegated Officer Report

Application Number: ADC/0307/08 **Recommendation – Permit Application**

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

Proposal: **Detached garage (revised design)**

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.
Permission was granted under ADC/0062/08 to erect a single detached garage on the rear southern boundary, adjacent to the neighbouring bungalow's garage. This structure was to be brick built, 4.4 metres in width and 8.4 metres in depth at its longest point, with a pitched faēade on the front facing elevation.
This proposal revises the size and materials of the garage. It is now proposed to be 7.5 metres by 3.8 metres with a shallow pitched roof completed in prefabricated concrete sections. It will sit on the same part of the site as previously approved.

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 garage to No.6. Whereas the previous proposal matched the appearance of No.6's garage, this basic prefabricated design will be at odds with both this garage and others in the street. Despite this, its location to the rear of the property is adequate to sufficiently reduce its negative impact on the streetscene. Although the previous proposal is a more suitable design to the area, it is not considered that this proposal is so incongruous as to warrant refusal.

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

Case Officer:.....

Date: 10/7/08