Development Management - Delegated Officer Report

Application Number: AWDM/0803/22 Recommendation – APPROVE

Site: 124 Crabtree Lane, Lancing, BN15 9PW

Proposal: Conversion and extension of garage to form family annex

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Crabtree Lane, Lancing, and is a semi-detached bungalow with a detached garage which is onto the mutual walled boundary with no. 122 Crabtree Lane. The garage has a hipped roof to the front section and a flat roof to the rear section. The bungalow also has a single storey rear conservatory type extension.

The properties within the street vary with a mix of semi-detached bungalows and two storey houses, together with blocks of flats. Many of the properties have been extended in some form.

Proposal:

This application seeks planning permission to convert and extend the existing garage into residential accommodation ancillary to the existing dwelling.

The extension to the rear of the former garage will be 2.5m and this section will also be approx. 3.14m wide. The height will increase from approx. 2.1 to some 2.75m, an increase of approx. 650mm

As well as the rear garage extension, there will be a small link side extension between the former garage and the bungalow, having a rear door and a front door off of this section.

Representations: Lancing Parish Council: No comment.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The existing garage is too narrow to house a car and thereby its conversion to ancillary residential accommodation would be appropriate. Visually from the front elevation, the main change that will be viewed, would be the replacement of the up and over garage door to a new window.

The new roof link will also be viewed from the street, together with its new associated door.

However, both of these items are not considered to be inappropriate features within the street scene and thereby the character of the area will not be compromised.

The extension to the length of the former garage and the height of the structure will be close to the mutual boundary with no. 122, but as the structure will be next to the neighbours garage and outbuilding, plus there is a separation of approx. 5m from the proposal to the living accommodation of no.122, it is not considered that no.122 will be materially affected by the addition.

The distance to the rear boundary to no. 2 Irene Avenue from the extension is some 13m, thereby no harm to this property would result from the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows
5. Ancillary

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 16.08.2022

Authorised by: Peter Barnett Date: 17 August 2022