Development Control – Delegated Officer Report

Application Number: AWDM/1726/14 Recommendation – APPROVE

Site: 8 Old Salts farm Road, Lancing

Proposal: Proposed detached garage and store on front (south-east) boundary

Date of site visit: 6.01.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey, detached, dwelling house with white painted brick, white weather boarding and a front first floor balcony with glazed screen. The dwelling is on elevated ground set above street level. There is off street parking to the front with a retaining wall with steps up to the dwelling.

Properties within the street on this, the north-west side of Old Salts Farm Road all vary in appearance and style however all are characterised by the off street parking to the front with the dwelling set on higher ground level. Many of the dwellings in the street and adjacent to the site have garage buildings to the front adjacent to parking spaces. These garages vary greatly in style and appearance with the use of brick, render, pitched roofs of varying heights and flat roofs.

Permission is sought for a flat roof building to the front of the site to provide a garage with attached store to the side. The building is to be of flat roof design. It will be finished with white render with a felt roof with a white up and over door, a side door is also provided.

The main garage structure is 3.2 metres wide and 6.2 metres in depth. The store is set back and attached to the southern side of the garage and is 2.6 metres wide and 3 metres deep. The levels of the site vary with the garage set on lower ground level than the store. The maximum height of the building is 2.9 metres with the roof height being consistent.

Representations:

No third party representations have been received.

West Sussex Highways Authority: - There would be no concerns with this application for the highway point of view.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an alteration to an existing dwelling house.

Visual amenity

The proposed building will be clearly visible within the street scene due to its location to the front of the site, adjacent to the highway. As stated above the street is characterised by similar developments, with garage structures to the front of dwellings. Many buildings in close proximity vary considerably in appearance, design and the use of materials and finishes.

The proposed garage/store is considered to be acceptable in the light of the above. The principle of the development is accepted and the white render with flat roof will not be out of keeping or detrimental to the character and appearance of the locality or the street scene. A condition is attached to ensure that the render is completed to protect the visual amenities of the locality.

Residential amenity

The proposed building will be visible from properties in Old Salts Road due to its prominent siting. However due to the change in ground levels and similar adjacent garage buildings it is not considered to result in any loss of light or privacy to the occupiers of adjacent residential dwellings. A condition is attached to ensure that the garage and store are for domestic use only and do not form any primary living accommodation or any business use.

Flood Risk

The area of land where the garage is to be sited is located within a Flood zone. It is therefore acceptable for a domestic garage to be erected in this zone however it is important that restrictions are attached to ensure that the garage does not provide habitable accommodation now or give rise to its use in the future as this area is at risk of flooding. A safeguarding condition is attached below.

Highway Issues

As existing there are two off street parking spaces at the site. The development will give rise to no change in parking provision. One space will remain in the garage and once space to the front of the store. The Highways Authority raise no concerns to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Block Plan – received 16th January 2015
   Proposed Garage -Drawing no. 8017-10a – received 16th January 2015

   Reason: - For avoidance of doubt and in the interests of proper planning.

3. The garage/store hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, dining room, or kitchen.) No activity in relation to any business shall be carried out from the building.

   Reason: - In the interests of residential amenity and to safeguard against flood risk having regard to Policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 17th February 2015

Authorised by: Jo Morin Date: 17.02.2015