Development Management - Delegated Officer Report

Application Number: AWDM/1771/21 Recommendation – APPROVE

Site: Garage block south of 14 to 28 The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Proposed widening of garage opening and replacement garage door.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application building is a garage block at the rear (south) of The Haven, a purpose built block of flats off of Brighton Road in Lancing. The site abuts a green sward to the south and is positioned close to the Beach

The locality contains a mix of flats and single dwellings.

Proposal:

The application seeks permission to widen the garage door on an existing garage within a block of 5no. garages, within the wider landscape of garaging and car parking located to the south of The Haven.

Replacement garage door.

Consultation:

<u>WSCC Highways</u>

The existing garage block is located within a private garage forecourt. The proposal will widen the garage opening from 2.1m to 2.4m in width.

The LPA does not consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para.111) and that there are no transport grounds to resist the proposal.

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 locality

Visual & Residential Amenity:

The widening of the garage door on the existing garage building no. 16, will be created by removing a column of bricks from the wall to the east of the existing door by 300mm. No other changes are proposed to the garage.

The replacement, wider, garage door will be metal up and over door, as per the existing door, and painted in the same colour as the existing door, namely 'Oxford Blue'.

It is not considered that the widened aperture and the slightly wider garage door will have any material effect on the existing residential amenities of neighbouring properties, or the visual character of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 17.12.2021

Authorised by: Peter Barnett Date: 17 December 2021