Expiry Date - 21/09/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0956/12 **Recommendation –** Approve

Site: **10 Hadlow Way Lancing West Sussex BN15 9DE**

Proposal: **Hobby room attached to south side of existing garage**

Site visit 10.7.12

Site and surrounds

The application property is a semi detached bungalow set at the end of a cul de sac in a medium density, mainly inter war/early post war residential suburb of Lancing. The properties are of diverse design but are characterised by hipped roofs, chamfered bays, oversailing eaves and faced in render and brick. They are set common building line with generous and open front gardens and Hadlow Way is narrow. A number have been altered and enlarged, most notably by the addition of front dormers. The ground is flat

The application property is typical of the street but has an unusually long rear garden as well as substantial front garden by the hammer head turning area . A narrow stream runs along its western boundary. A shallow conservatory has been added at the rear with solid wall on its eastern side and also a rear rooflight but otherwise the property is unaltered.

Its paired neighbour at No 9 has added a front dormer with hipped roof and flat roofed dormer at the rear.

The rear garden backs on to the deep gardens of the properties in Springfield gardens and is planted.

The front garden is hard landscaped and extends to the side of the bungalow. A pair of flat roofed garages sit forward of the bungalow adjacent to the front garden of No 11, one serving No 10 and the other its neighbour at No 11.

Proposal

This has been revised following pre-assessment negotiations and officer concerns over the size and siting/design of the outbuilding. It involves building an outbuilding to the rear of the existing pair of garages on the forecourt of the bungalow. This is slightly behind the front garage and short of the rear being 2.95 metres deep and 2.9 metres wide. It is monopitched and 2.2 metres to 2.3 metres tall (below the height of the garage) and faced in render and brick to match the bungalow. The door is to the south and a window is on the west elevation.

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Relevant Planning History

Planning permission granted September 2012 (AWDM/0824/12) for roof and ground floor rear extensions.

Consultations

The Executive Head of Health and Community Safety recommends precautionary land contamination informative.

Representations

9 Hadlow Way support the proposal and its sympathetic design ;

The proposed design is in sympathy with the existing building and will alleviate parking congestion in the close. In conjunction with planning reference AWDM/0824/12, this application enhances the street appearance without over development of the site. As the adjacent neighbour I commend the design.

Planning Policy Framework

Relevant Planning Policies and Guidance

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'
South East Plan (GOSE 2009): CC1, CC6, BE1, NRM4
National Planning Policy Framework (CLG 2012); Environment Agency Standing Advice

Planning Assessment

Principle

The proposal upgrades a modest bungalow's facilities, with marginal loss of garden (albeit hardstanding) in the urban area in a sustainable location.

Visual amenity

The outbuilding is small and although at the front is screened by the existing garages from all but lateral views from the very end of the cul de sac. Its design is sympathetic in terms of scale, form and facing materials.

Impact on neighbouring amenity and living conditions

The building is remote from any neighbouring property and well screened. The hobby proposes are not specified but such a use is incidental to the enjoyment of the dwelling house and so is acceptable in principle. In any event, the building is too small to serve as a workshop on any scale likely to give rise to nuisance.

Environmental issues

The site lies in Environment Agency Flood Zone 3 due to the presence of the adjacent stream. However, as a small out building, it is not a habitable room and a Flood Risk Assessment is unnecessary.

An informative on land contamination is justified as a precaution as requested.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1, NRM4) or The National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:

Drawing No:	953/3/01A	Date Received: 17.8.12
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Informative on land contamination

Is recommendation contrary to any representations? N

Case Officer signed:P. Devonport *Date: 28.9.12*

Authorised and signed by: Gary Peck Date: 3 October 2012