Development Management - Delegated Officer Report

Application Number: AWDM/2123/20 Recommendation – APPROVE

Site: 5 Irene Avenue, Lancing, BN15 9NZ

Proposal: Single storey side extension to form new garage

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the west side of Irene Avenue and some 33m north of Crabtree Lane. It is a semi-detached bungalow with an existing detached garage located at the rear of the bungalow up to the boundary with no. 3 Irene Avenue to the south and the boundary of Crabtree Lodge to the west. The property also has a flat roof side extension; a vehicular access and drive/hard surfacing at the front amenity area.

The locality comprises a mixture of semi-detached bungalows; 2 storey; and 2 ½ storey dwellings, many of which have garages and/or rear extensions. The property to the rear of the site is a flatted complex.

Proposal:

The application seeks permission to provide a single storey side extension indicated as a garage. It will adjoin the existing bungalow and extension, and will come close to the mutual boundary with no. 3.

The extension is shown on the plans to measure 6.485m in length x 4.920m wide across the front x approx. 2.4m wide across the rear x approx. 3m high. The roof of the structure will dip at the front to become a false pitch.

The existing garage is shown as being demolished.

Representations: Lancing Parish Council: No objections

Consultations: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 structure is indicated as being a garage, however with an internal width of some 2m between the brick piers and the external wall of the existing dwelling, a motor car will not be able to fit into the 'garage'. It could though house motor bikes; cycles; and general household storage.

In design terms, the garage has been integrated with the front of the existing side extension by way of a forward extension, in order for the building works to line up. The proposed side extension will thereby assimilate well with the existing dwelling and will not be out of keeping with the character of the locality.

The new structure will come about half way along the side of the neighbouring property's garage at no. 3. No 3 also has a rear extension with a side window, and half of the proposed structure at the application site will be viewed by the neighbours extension, however they can already view the existing garage (which is being removed), located further back into the garden, but also situated on the side boundary.

It is not considered that the proposal will result in any material harm to no.3 for the reasons stated above, and no. 7 will not readily view the garage from their property; the property opposite, no. 130 Crabtree Lane is not facing onto the application site but siding onto it, and thereby from its position will not be materially affected by the proposal; to the rear of the property is a parking area relating to the Crabtree Lodge flats.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.05.2021

Authorised by: Peter Barnett Date: 20 May 2021