Expiry Date - 07/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0170/10 **Recommendation – Permit Application**

Site: **27 Leconfield Road Lancing West Sussex BN15 9JB**

Proposal: **Detached garage at end of rear garden (accessed from rear lane off Myrtle Crescent)**

The Application

The application property is an end of terrace dwelling, the rear garden of which backs onto an access drive leading to 16 Myrtle Crescent and which also serves 14 Myrtle Crescent to the east. The attached neighbour to the north has a flat roofed car port at the end of the garden with access from that driveway. There is a detached dwelling to the south which was built in 2005, separated from the site by a line of tall conifers.

It is proposed to construct a flat-roofed garage at the end of the garden of No.27 measuring 2.65m high, 6.2m wide and 5.6m deep. It will have an angled south side wall which will follow the irregular boundary line where it abuts the pavement. The garage will be constructed of brickwork to match the house with electronically controlled roller car doors. A side door will enable access from the street.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has no objections. It would appear there is not a dropped kerb in place at the point of access. It is assumed that a dropped kerb will be required to access the proposed garage. This will require works onto the highway; this must be agreed with the WSCC Local Engineer and carried out under licence. No specific dimensions have been provided for the garage, however garages tend to be 6 metres by 3 metres, any doors must not swing over the highway.

Lancing Parish Council - No grounds for refusal but Committee still held concerns regarding access and the additional traffic and service vehicle movements that would be generated.

Third Parties

2 letters received from the occupiers of 14 and 16 Myrtle Crescent raising the following concerns:

- The lane off Myrtle Crescent is used by three properties, the occupants of whom are all disabled. Proposal could lead to the lane being blocked, preventing ambulances that are regularly called to these properties.
- The applicant accumulates a lot of rubbish and there is concern that the garage will be used to store it, encouraging rats.
- There are not enough parking spaces available in Myrtle Crescent and the applicant should park in Leconfield Road.
- Possible noise disturbance if the garage is used for repairing the applicant's car.
- A vehicle reversing into the garage would be required to drive over the frontage of No.14.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed plans of the garage lack detail but it is clear that it will be a large and prominent building with a 3.6m wide entrance roller door and brick walls. The adjoining car port is narrower and is of timber construction. The garage will be very visible from Myrtle Crescent, particularly in views from the east, but less so in views from the west where it will be partly obscured by the line of conifers in the applicant's garden.

It is a balanced case whether such a building is acceptable. However, under the revised General Permitted Development Order 2008, an outbuilding in the rear garden does not require permission if it does not exceed 3m in height if flat roofed, or 2.5m where it is within 2m of any boundary. The proposed garage would therefore be permitted development (PD) if it was 0.15m lower. On balance, it is considered that the proposal is acceptable as the LPA will be able to control the final design, including the garage door, which it would not be able to do if it were PD.

Residential amenity

The garage will be at the rear of the dwellings in Leconfield Road and suffioiently far enough from dwellings in Myrtle Crescent to not result in any loss of amenity. The use of the garage can be restricted by condition to ensure it is not used for any car repairs. It is not proposed to prevent its use for domestic storage as such storage would reduce the risk of clutter within the garden.

Access and parking

The garage will be accessed from the lane leading to 16 Myrtle Crescent. While there have been objections to the potential obstruction of the access lane this is not a planning consideration. The garage will enable a car to be parked off the street and will reduce congestion on the road. The time it takes to access the garage is unlikely to result in significant disruption to other road users. The Highway Authority has expressed no objections or safety concerns.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ai

3. No development shall be carried out unless and until details of the design and finish of the proposed garage door and side door have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
   Reason: In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan
4. C8Fi (amended) shall be used only as a private domestic garage for parking vehicles and for storage incidental...
5. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 12 May 2010:
   Location & Block Plan (drwg. No. tp664/9)
   Floor Plan (drwg. No. tp664/10a)
   Elevations (dwg no. tp664/11b)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 21 June 2010

[redacted]

Planning Services Manager..... Date... 21/6/10.....

Chair of Planning Committee [redacted] Date 21/06/10