Expires 24/12/07

Development Control – Delegated Officer Report

Application Number: ADC/0661/07 **Recommendation – Permit Application**

Site: **34 Greentrees Crescent Sompting Lancing West Sussex**

Proposal: **Replacement garage**

The Application

The application site is the western half of a semi-detached pair of bungalows located on the inside apex of Greentrees Crescent, Sompting. The property has previously extended to the rear at ground floor level and features a front hardstanding leading to an old shallow pitched west side garage.
This application seeks permission to demolish this garage and replace it with a new flat roofed structure. The new garage will sit on the same footprint as the existing 5.5 metres deep, 2.7 metres wide and 2.7 metres in height. A single window and door will be located on the eastern elevation, facing the applicant's property.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No's 32 & 35 Greentrees Crescent raise No Objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual Amenity

The garage will replace the existing poor quality asbestos clad structure with a flat roofed garage finished in render and face brickwork. As the main property is pebble dashed it is conditioned that the garage should match to maintain a consistency of finish, especially as it will sit level with the front building line in a prominent location within the streetscape. Whilst other garages do not always match their host, they are set to the rear of the property and are thus far less visible.

Residential Amenity

The western neighbour at No.32 will not be unduly impacted by this proposal. Although this bungalow features an east side access and windows, these are sited across their driveway with a 2.5 metre separation including 1 metre high fencing. As the proposed garage is of the same depth and overall height as the existing there will be no additional loss of light or overbearing impact on this property. It thus accords with local plan policy AH7 and the supplementary DC Standards.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Eiv ... the wall of the ...

Case Officer:.....

Date: 28/11/07