Development Management - Delegated Officer Report

Application Number: AWDM/0360/18 Recommendation – APPROVE

Site: 118 Kings Road, Lancing West Sussex

Proposal: Replacement detached garage on north boundary (re-submission of AWDM/1053/17 to amend external walls to rendered finish)

Date of site visit: previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on a corner plot. The dwelling fronts onto Kings Road and the existing detached car port and garage faces onto Russells Drive. Both the carport and garage relate to the same property, i.e. no. 118 Kings Road.

The street scene on this side of the road comprises predominately bungalows, the section over the road from the application site are two storey.

Consent was granted for a replacement detached garage AWDM/1053/17. The current application seeks consent to change the external finishes to the building from brick to render.

Lancing Parish Council: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

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 dwelling and its surroundings.

Visual amenity

The garage structure has already received consent, for consideration here is the change in finish from brick to render. In the light of the surrounding built environment and the adjacent bungalow being a combination of brick and render it is not considered that this change would be of any concern in this case. This choice of finish would not be out of keeping with the existing host, dwelling or the street scene in general.

Residential amenity

The change in materials would have no adverse impact upon the residential amenities of the occupiers of the adjacent dwellings. The conditions as attached to the previous consent are set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Incidental use
4. The render used to finish the garage hereby permitted shall be cream, white or light grey colour.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 23rd April 2018

Authorised by: Peter Barnett Date: 23 April 2018