Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0997/13

Site: **3 Fircroft Avenue**

Proposal: **Extensions to existing garage on north boundary to accommodate office, utility room and storage**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

An extension to an existing garage outbuilding with raised patio to measure (at max) 4.2 metres in height, 6.8 metres in length, and 3.6 metres in width.

The application property is an attractive thatched roof building with white painted walls. The garage outbuilding is single storey with traditional double doors and tiled roof. The surrounding area is a Conservation Area, predominately residential in its character.

Relevant Planning History
None

Consultations
Lancing Parish Council: No objection
Conservation Area Advisory Committee: Approve

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7, AB4, AB6

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory test for new development in the Conservation Area being satisfied.

Visual amenity and Heritage Assets

The existing garage is a compact building of a modest scale appropriate to a garden outbuilding. The proposal would result in a larger building that would be closer to the main house. However even this enlarged building would still not be of an excessive scale in relation to the rest of the site and the main building. Its architectural detailing is not unacceptable as it takes correct reference from the existing garage building so would appear as a visually integrated extension onto it.

The planning agent has confirmed by email that contrary to the annotations on the submitted drawings, the original garage doors and windows are to be retained. Any approval would be subject to a condition to reflect this.

For these reasons, the established character and appearance of the Conservation Area would be preserved.

Residential amenity – effect on existing dwellings

It is neighbours to the north and west of the application site who are principally impacted upon (the development is physically removed from the remainder).

Neighbour at north

The extension would bring built form closer to the shared boundary with this neighbour. However there is sufficient distance retained between it and the neighbouring building so as to avoid harm overbearing and overshadowing (there are no ground floor windows in this building's elevation facing the application site).

As no windows/roof openings are proposed in the north elevation of the extension, unacceptable overlooking is avoided.

Neighbour to west

The extension would bring a new length of roof slope along the shared boundary with this neighbour. However the new roof is relatively shallow and the boundary wall is already high, which presently takes light and outlook away from this neighbour. Given this circumstance, the overbearing and overshadowing effect would not be unacceptably harmful.

With the absence of roof lights in the slope facing this neighbour, the potential for unacceptable overlooking would be negated.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It

would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7
AB4, AB6

Subject to Conditions:-

1. Standard time limit
2. Approved plans (except where otherwise stated)
3. Materials and finishes to match
4. Notwithstanding the submitted drawings the existing garage windows/doors are retained

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 4-10-2013

Authorised and signed by: Peter Barnett Date: 4 October 2013