Expires 30/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0102/07 **Recommendation – Permit Application**

Site: **14 Cokeham Lane Sompting Lancing West Sussex**

Proposal: **Pitched roof on garage and rebuilding of front boundary wall (1.2m high) (part retrospective)**

The Application

The application property is a distinctive bungalow situated on the west side of Cokeham Lane, Lancing. It is noticeably different in style and setting from the other dwellings in the street in that it set back in its plot with a 'v' shape design. A large extension was previously added to the rear with a flat roofed double garage also approved and built on the south side of the large front garden in 1987.
This application seeks retrospective permission for the addition of a pitched roof to the garage and the reconstruction of the front boundary wall to a height of 1.2 metres.

Consultations and Representations

Third Parties

Sompting Parish Council have No Objections.

West Sussex Highways Services have No Objection to the rebuilding of the front boundary wall.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The main concerns with this application are whether the pitched roof of the garage is detrimental to the appearance of the property and whether both this roof and the rebuilt front wall are sympathetic to the streetscene.

The front garage as originally built was a white pre-fabricated construction 5.5 metres in width, 6.7 metres in depth, 2.3 metres in height and situated on the southern boundary parallel to the road, 1 metre back from the building line of the adjacent property. The garage was permitted as it was felt at the time that the combination of its location set back off the common building line and protection from view by hedges and shrubbery meant that it did not impact significantly on the streetscene. The hedges and shrubbery have since been removed.
The Development Control Standard advises that garages, particularly those clearly visible from the highway, reflect the style and character of the dwelling whilst not being excessive in scale. Whilst there is no doubt that the new pitched roof reflects the character of the main dwelling and is an improvement on the previous flat roofed structure, the pitch height of 4.5 metres appears excessive. A shallower pitch however would appear awkward and disproportionate to the shape of the garage and the dwelling itself.
Although the new roof does obstruct the view of the dwelling from the south, and indeed appears as a separate dwelling due to the retention of its side windows, it is set back from the neighbouring properties and, particularly from the north, appears in harmony with the main dwelling. Given the unique character of this bungalow it is considered that this development is an acceptable improvement to an unsympathetic pre-fabricated garage and offers no detriment to the amenity of the immediate neighbours.

The front boundary wall has been rebuilt to a height of 1.2 metres with three piers matching the retained brick gate posts in style and materials. It does not restrict access visibility and, given the various front boundary constructions along the west part of Cokeham Lane, there are no concerns with this part of the development.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Eiv: (walls and roof of garage to match dwelling)

Case Officer:.....

Date: 11/4/07.

11/4