Development Management – Delegated Officer Report

Application Number: AWDM/1008/15 Recommendation – APPROVE

Site: 32 Brook Way Lancing West Sussex

Proposal: Single storey garage to side of dwelling

Date of site visit: 28.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow within a street of similar properties some of which have been altered and extended. There is a driveway to the front and side of the property. Works are currently being untaken to convert the loft of the bungalow with a rear flat roof dormer being completed along with a single storey rear extension.

An application for Prior Approval for a larger home extension was issued under AWDM/0340/15 - this is for the single storey extension which is nearing completion. Also nearing completion is a rear dormer for which a certificate of lawfulness was issued under AWDM/0394/15. These approvals have been implemented jointly. As this is the case the roof enlargement is therefore not permitted development as it does not meet the criteria for permitted development criteria (B.2) (b) (bb) in Part 1 of the GDPO 2015 because the edge of the enlargement is less than 0.2 metres from the eaves (the eaves having been removed). In this case therefore planning permission is required for the rear dormer and single storey rear extension.

Consideration has been given to the resultant development and it has been concluded that it would not be expedient to pursue any enforcement investigation. This is on the basis that (i) the attached bungalow has itself been enlarged by a single storey addition, and (ii) no objection has been received from this neighbour either to the current application or the Prior Approval application for larger home extension. It should be noted however that other cases would be judged on their own merits and may be subject to enforcement and result in the need to remove or modify the structure.

The current application seeks permission for a single storey garage to the side of the bungalow. The garage is to be set back from the front of the bungalow by 6.6 metres, it is to be 6.5 metres deep, 2.5 metres wide and will have a pitched roof with a maximum height of 4 metres. The pitch of the roof is steeper to the front than the rear as it abuts the existing single storey rear extension and the roof ties in at the same pitch. An internal door will lead from the rear extension to the garage.

Representations: none received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed garage extension will be visible within the street scene, however due to its set back along the side of the bungalow it is not considered to have a dominant visual impact. It will be subservient to the main dwelling, materials will be to match, a roller garage door is proposed.

Residential amenity

The main dwelling to be affected by the proposal is no. 30 to the east. The attached bungalow to the west is not affected as the proposed garage will be screened by the existing bungalow and rear extension.

The proposed garage will abut the side boundary with no. 30. No windows are proposed on the garage only a front garage door, internal door and rear door to the garden. Due to the set back of the garage it is not considered that the side window at no. 30 will be affected or the side entrance porch. There will be no significant loss of light or over bearing impact. The roof of the garage would be visible from the rear aspect of the adjacent bungalow, however due to the existing garage at no. 30 there is some separation between the proposed garage and the bungalow. It is acknowledged that the roof is high yet, it is considered, on balance that any loss of light or overbearing impact would not be such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 355-SG01

Drawing no. 355-SG02
Drawing no. 355-SG03
Drawing no. 355-SG04
Drawing no. 355-PG01 Rev A
Drawing no. 355-PG02 – Rev A
Drawing no. 355-PG03 - Rev A
Drawing no. 355-PG04 Rev A
Drawing no. 355-PG05 Rev A
Received 8th July 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side wall of the garage extension.

   Reason*: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan*.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 17th August 2015

Authorised by: Jo Morin Date: 18.08.2015