~~PE 27/12/07~~

Expiry 22/1/08

Development Control – Delegated Officer Report

Application Number: ADC/0718/07 **Recommendation – Permit Application**

Site: **32 Grinstead Lane Lancing West Sussex BN15 9DY**

Proposal: **Re-siting of garage for proposed dwelling, rear of No.32 (amendment to ADC/0547/07)**

The Application

Previously to this submission an approval was given for the site to the rear of 32 Grinstead Lane, Lancing for a Chalet bungalow and garage in October 2007, ADC/0547/07. This permission followed the granting of outline permission in December 2006 where the means of access for the dwelling was approved under ADC/0356/06.

This current application seeks permission to amend the previous scheme to move the garage to a different location within the site. It is proposed that the new position of the garage will provide a screen between the existing dwellings to the east in Grinstead Lane and the new dwelling and improve the garden area . The garage will be moved 3.5 metres to the east and 5.5 metres south. It will be located to the rear of no. 32 Grinstead Lane at a distance of 13.3 metres from the rear of the dwelling house and a minimum of 4.7 metres from the proposed dwelling approved under application reference ADC/0547/07. The size, scale and design of the garage will remain as previously approved at 2.8 metres wide, 5.5 metres long and a maximum of 3.8 metre high with a pitched roof.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (2005): LOC1, CH1, NE1-2, ERA1, ERA5, DEV1, DEV4-5
Adur District Local Plan 1993-2006 (1996): AP1, AH1-2, AH5, and Appendix II ;Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwelling and Flats'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (ODPM)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

All matters as per the previously approved application ADC/0547/07 remain the same as the only change proposed is the re-siting of the garage as stated above.

Policies

Policy AH2 of the Local Plan states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and associated structures and hard surfaced areas; they do not have an unneighbourly effect due to loss of privacy, daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the above mentioned DC Standard No. 2.

Visual Amenity

The garage is set back to the rear of the property, it will therefore not be visible from the highway. The maximum height of the garage is 3.8 metres high to the ridge and it is at a minimum distance of 13.3 metres from the nearest adjacent dwelling house (other than the dwelling as approved under ADC/0547/07) The garage is modest in scale and height and it is therefore considered that there will be no adverse impact on the visual amenity of the surrounding locality.

Residential Amenity

The garage and dwelling as permitted under application reference ADC/0547/07 are both visible from the rear of the adjacent existing residential properties. However it was considered in the assessment of the previous proposal that there would be no over looking or over bearing impact as a result of the development. The proposed re-siting of the garage will mean that the structure will be closer to the properties to the east in Grinstead Lane in particular nos. 32 and 34, yet this will not result in any increased impact on the residential amenities of the occupiers of these properties.

Parking and Access

The parking and access arrangements on site will be acceptable in this case. There is parking for two vehicles at the site as in the previously approved application the proposed single garage will provide one space and the second parking space is provided on the adjacent hard standing. Turning space will also be provided and the re-siting of the garage will allow for sufficient turning and parking space within the site.

Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C7Ci
3. C8Biii amended 'The dwelling shall not be occupied until provision has been made on the site for access, turning and parking of vehicles and secure storage of cycles in accordance with details to be submitted to and approved in writing by the local planning authority and such provision shall thereafter be used only for access, turning and parking of vehicles and storage of cycles incidental to the use of the proposed development.'
4. No means of vehicular access to the proposed dwelling shall be created at any time from the rear access lane linking First Avenue and Upper Brighton Road (A27). R: In the Interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.
5. C12Ai
6. C11Ai...scheme of landscaping...existing trees on the land, details of those to be retained together with measures for their protection in the course of development, and shall include suitable replacement trees for those trees existing at the time of this permission that are required to be felled as a result of the development.
7. C18A
8. C18B
9. C18N
10. C8Fi

Case Officer: JBarker ..... Date: 27/12/07 NA