Development Management - Delegated Officer Report

Application Number: AWDM/1138/23 Recommendation – APPROVE

Site: 53 Cokeham Lane, Sompting, BN15 9UR

Proposal: Removal of existing concrete panel detached garage and construction of new attached garage.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a detached, hipped roof bungalow positioned on the north side of Cokeham Lane, Sompting. There is an existing rear extension and a detached flat roof garage positioned next to the existing boundary with no. 51.

The locality comprises a mix of bungalows and two storey houses in detached, semi-detached and terrace form of varying designs. Many of the properties in the area have garages detached and attached, and some within compounds.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Remove the existing flat roof garage;
- Construct a replacement false pitched roof garage attached to the side of the bungalow shown to measure 2.8m wide x 5.95m long. And measures to be some 3.25m high to the ridge of the false pitched roof (2.8m to the flat roof section).

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed new garage will be sited further back into the site, and will be attached to the existing bungalow, and it will be of similar materials, thereby it will be visually assimilated within the existing built form. It will have a false pitched roof to the front and the rear, thereby linking well to the existing hipped roof of the property.

The existing flat roof garage is visible within the street scene, however its loss from its current position, to one adjoining the existing bungalow will not be an unacceptable visual change to the character or appearance of the street scene and will not result in any material harm to the neighbouring property no. 51. Indeed, the removal of the existing garage off of the mutual boundary with no. 51, will be of benefit to no. 51, as it will open up a visual buffer between the two properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.10.2023

Authorised by: Peter Barnett Date: 17 October 2023