Development Management - Delegated Officer Report

Application Number: AWDM/1051/19 Recommendation – APPROVE

Site: Park View 21A Orient Road, Lancing

Proposal: Garage on northern boundary (Retrospective)

Date of site visit: 5th August 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is to the rear of a detached dwelling at the end of a row of terraced two storey dwellings in Orient Road, Lancing. Adjacent to the dwelling is a private access road which leads to neighbouring residential properties and the recreation ground behind the site. The garage as built is of flat roof design and is to the rear of the dwelling. The doors to the garage open onto the access road. It is clad to match the dwelling house with timber outward opening double doors.

West Sussex County Council: The **Highways Authority**

This proposal is for the erection of a single car garage. This application is retrospective, with the works having been completed on 06/06/2019. The site is located on Orient Road, a privately maintained road. Consequently, these comments are for your advice only.
The garage demonstrated in the plans has internal dimensions of 3m x 7m. This meets the minimum specifications for single car garages of 3m x 6m as set out in Manual for Streets (MfS). This garage can therefore be considered for parking provision and secure cycle storage. It is noted by the LHA that the proposed garage doors are to open outwards into the carriageway. Ideally, doors should open upwards/inwards. Given the quiet nature of the road, this is not anticipated to result in a highways safety concern. However, the Planning Authority may wish to consider the potential amenity impacts of this. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the nearby highway network is operating unsafely or that the proposal would exacerbate an existing safety concern.
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Lancing Parish Council: - No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The garage as built is visible within the street scene and from neighbouring properties. It is however modest in scale and domestic in appearance. It is positioned to the rear of the property. It is clad in materials to match the main dwelling house. There will be no adverse impact in terms of visual amenity, character and street scene.

Residential amenity

The garage is directly to the rear of the host dwelling, it is visible to neighbouring occupiers however it does not result in any loss of light, privacy or overbearing impact in this case. The adjacent neighbour to the north is across the access road and to the south the neighbouring dwelling has a long rear garden and the garage is not in close proximity to the rear of the neighbouring dwelling house. It is not considered to be detrimental in this case.

Highway Issues

There are no highway safety issues in this case and the Highways Authority has no objections. The garage is sufficient size to use for the parking of a vehicle or cycle storage.

Recommendation

APPROVE

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

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.

Case Officer: Hannah Barker Date: 27.08.19

Authorised by: Peter Barnett Date: 27 August 2019