Expires 5/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0756/07 **Recommendation – Permit Application**

Site: **4 Freshbrook Close Lancing West Sussex BN15 8BW**

Proposal: **Attached garage at side (to replace carport)**

The Application

The application site is a detached bungalow located on the north side of Freshbrook Close, Lancing. The property has a lean-to garage on the east side with further lean-to extensions off the west and rear elevations, and is bounded on all sides by further detached bungalows.
This proposal seeks permission to replace the east side lean-to garage with a more permanent brick structure that will have a small front pitched façade. The garage will be recessed from the front elevation by 3.8 metres and will be built onto the boundary with No.2 Freshbrook Close on a similar footprint to the current structure.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The garage will be recessed off the eastern elevation and will replace a white clad lean-to structure with a more solid construct. The garage will only be visible from directly in front of the bungalow and, in any case, is of a traditional design that will not impact on the streetscene.

Residential Amenity
The neighbouring bungalow at No.2 is separated from the proposed garage by a 2.7 metre wide driveway to their own garage set further to the rear. As the garage will sit on a similar footprint to the existing there will be no additional overbearing or loss of light issues. The rear door and window will not afford any privacy concerns. It thus accords fully with policy AH7 of the local plan.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 15/2/08.

PB 15/2/08