Development Management - Delegated Officer Report

Application Number: **AWDM/1043/13**

Recommendation – Approve

Site: 130 Crabtree Lane, Lancing

Proposal: Double garage (retrospective)

Date of site visit: 19 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a semi-detached bungalow located on the northern side of Crabtree Lane on the corner at its junction with Irene Avenue. This is a predominantly residential area comprising of a mix of housing types and designs. To the west and east there are other similar bungalows. Further north in Irene Avenue is a terrace of 8 modern 2 storey houses with dormer windows.

This is a retrospective application to regularise the erection of a pre-cast concrete garage in the rear garden with access onto Irene Avenue. The garage measures 5.6 metres in width across the rear garden and 6.25m in length and 3.1 m approximately to the ridge of the roof. The garage has been finished in pebble dash render, timber cladding to the gables and with corrugated grey cement roof.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objections

Representations
None

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

Visual amenity

The garage appears large and fairly prominent and with its utilitarian appearance and is an unsympathetic addition to the streetscene. However, it is set back beyond the boundary fencing and gate and consideration should be given to the permitted development fallback which would allow a structure in the same position and of similar size and appearance but with a maximum height of 2.5 metres rather than 3.1 metres as constructed. Therefore, on balance the garage is considered acceptable.

Residential amenity

The garage is located at the end of the garden and is therefore well separated from the living accommodation of the adjoining bungalow. The garage is visible from the frontage of No.2 Irene Avenue to the north whose kitchen window and front door has outlook towards the garage. However, having regard to the spacing between the garage and the front of No.2 and to the permitted development fallback position, this relationship is considered acceptable and would not warrant refusal of the application on amenity grounds.

Recommendation

Approve for the reason:-
Having regard to the permitted development fallback position, on balance the harm caused to visual amenity and residential amenity is not considered to be so significant as to warrant refusal of the application. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Permission relates to approved plans:
   Unnumbered site location plan, elevations, floor plan, roof plan deposited 27 September 2013

Informative:
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.

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

Case Officer: Rebekah Smith Date: 2 December 2013

Authorised by: Peter Barnett Date: 4 December 2013