Development Management – Delegated Officer Report

Application Number: AWDM/1309/17 Recommendation – APPROVE

Site: 17 Windsor Way, Broadway Park, The Broadway, Lancing, BN15 8NW

Proposal: Detached garage to north of mobile home

Date of site visit: 15.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a mobile home park, within a residential area, accessed off The Broadway. The particular site of the mobile home is located near the north east top boundary of the park. Some of the homes have garages, but the majority do not. The park is within a Fluvial Flood Zone and within Flood Zone 2 and 3.

At the time of site visit there was no mobile home on this site as it has been removed pending a replacement. The aerial photos of the site show that there was no garage on the site but there is a concrete hardstanding as a car parking space to the front (east) of the mobile home.

Permission is sought for a detached garage to be sited to the side of the mobile home (north), approx. 1.7m from the edge of the road (Windsor Way), with access from the east. In order to site the garage in this position, a small, ornamental tree will have to be removed. The garage will measure approx. 6.5m long x 3.4m wide and will have a height of approx. 2.8m The materials of the garage are indicated on the plans as being facing brickwork for the walls and the roof to be Decra classic roofing tile, but in a later email from the agent, the materials for the walls have been amended to be colour washed render (white), still with Decra classic roofing tile, but the colour has been identified in an email as Anthracite (grey).

Consultations: None

Representations:

Lancing Parish Council : *"Customer made comments neither objecting to or supporting the planning application."*

Letter received from 18 Windsor Way

- I will overlook the garage and driveway
- Concerned about the vehicle access
- Have tried to contact the developer for a site meeting to discuss residents' concerns, but have had no reply

- Worried that planning permission will be given, and building started before we have had an opportunity to make our concerns heard

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed provision of a garage within the mobile home park will not be out of keeping with the park in general. It would appear that when the homes are upgraded, the upgrade often includes the provision of a garage on the site. There are in any case garage blocks on the whole site, and each of the plots have a concrete hardstanding for car parking. The closest garages to the site are ones serving 14, 16, 18 and 20 Regent Close to the north east of the application site.

As with the other garages, the one proposed is to the side of the mobile home. But in the instance of this site, the side that can accommodate the size of garage proposed, which is 6.5m x 3.4, is the side next to the access road. The application has been amended to set the garage further into the site, and its outside elevation will be just forward of the neighbouring hedging.

At a site visit, the neighbours put forward their concerns regarding its position and the access to it. These points are noted. However, the design of the garage is in keeping with the mobile homes on site, and it will have a pitched roof again in accordance with the mobile homes. With regard to the access to the garage, it is noted that there is a low speed limit through the park and that there is good visibility to and from the proposed garage, therefore it is not considered that it would result in a safety hazard.

Residential Amenity

The neighbouring properties to the proposed garage are10 and 18 Windsor Way, along with ones opposite at no.'s 6, 7, 8 and 9 Windsor Way. Because of the relationship of the mobile homes to one another, it is unlikely that they would be affected by overshadowing or overbearing, but at the site visit, the neighbours voiced that they would see the garage and it will diminish their view. It should be noted that in planning there is no right to a view, and it is considered that the garage will not be an unfamiliar form of development within the mobile park, as its design reflects that of the mobile homes themselves. Notwithstanding this, the siting is not considered to be inappropriate positioning given the layout of the park in general.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. The materials for the garage shall be in accordance with the Agents letters dated 09.11.2017 and 10.11.2017 namely rendered blockwork, and painted white together with Anthracite colour Decra Classic roof tiles

Informative

1. Approved with amendment

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

Case Officer: Eve Hearsey Date: 14.11.2017

Authorised by: Peter Barnett Date: 14 November 2017