Development Control – Delegated Officer Report

Application Number: ADC/0018/10 **Recommendation – Permit Application**

Site: **4 Haigh Close Broadway Mobile Home Park The Broadway Lancing West Sussex**

Proposal: **Detached pitched roof garage**

The Application

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. The application site is currently vacant with no mobile home associated with the address. There are other mobile homes adjacent with ancillary detached garages.

Permission is sought for a detached pitched roof garage with hard stand to the front to the north of where the mobile home will be sited. The garage is 6 metres long, 2.8 metres wide with a maximum height of 2.8 metres. The hard standing to the front provides enough space for one vehicle.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

Residential Amenity

There will be no adverse impact on the occupiers of the adjacent mobile homes, adjacent and opposite. To the north is a similar garage ancillary to no. 6 Haigh Close and the proposed mobile home (no.4) will screen the garage from no. 2 to the south.

Visual Amenity

The proposed garage is in keeping with the character and appearance of the existing mobile home park. There are garages of similar design and scale adjacent to the site.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ai
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Location Plan – Drawing no. 4400-60 – date stamped received 22nd Jan 2010.
   Site Plan - Drawing no. 4400-61 – date stamped received 22nd Jan 2010.
   Garage Details – Drawing no. 4400-62 – date stamped received -22nd Jan 2010.
4. C8Fi – amended The garage building hereby permitted shall be used.....for parking vehicles and domestic storage incidental to the use of no. 4 Haigh Close as a dwelling and for no other purposes.

Case Officer [redacted].....Date...24/2/10.

PB 24/2