Expiry Date – 15/2/13

Development Control – Delegated Officer Report

Application Number: AWDM/1544/12 Recommendation – APPROVE

Site: 8 Boxgrove Close, Lancing

Proposal: **Proposed larger replacement garage**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to Keeper's Cottage which is an old cottage on raised ground above the Close at the head of the cul de sac. At road level it has a flat roofed double garage in pre cast concrete which adjoins another flat roofed double garage belonging to No. 9.

The property is not in a conservation area and it is not a listed building and there are no protected trees on the site. The cottage and rear garden, on higher level, share a boundary with the National Park. The garages, existing and proposed, are not visible from it.

The applicant would like to replace his garage with a slightly deeper one. It will have the same width as the existing but be a slightly lower by 175mm.

Relevant Planning History

1973 - Double garage. Granted

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings
South East Plan (GOSE 2009): T4, BE1, CC1, CC6

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The proposed garage, in precast concrete with pebble dashed side panels is almost identical in appearance to the existing garage on site. It is acceptable in design terms.

Residential amenity

The existing garage sits 20cm behind the position of No. 9’s double garage adjoining. The new garage is 516mm longer and this extra length is added to the front and the garage cannot move any further back. The new garage will project 310mm forward of No. 9’s. This will not be harmful to No. 9 or the streetscene is there is a remaining deep forecourt.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings and South East Plan policies (CC1, CC6, T4 and BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date:14/2/13

Authorised and signed by: PD Date: 14.2.13