Development Control – Delegated Officer Report

Application Number: AWDM/0445/12 **Recommendation – Approve**

Site: **18 Burrell Avenue Lancing West Sussex BN15 8QB**

Proposal: **Demolition of existing detached garage and erection of attached double garage plus store to north side of bungalow**

Date of site visit: 20.04.2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow located within a cul-de-sac in a modern residential estate. The bungalow occupies a 'backland' situation within the cul-de-sac, sited 'side on' to the frontage property, a bungalow of similar design. It is accessed by a narrow concrete drive with the access from the public highway shared with the neighbouring properties (at No.17 and 19). To the west the side of the bungalow is bounded by Elm Grove. The boundary on this side consists of solid close-boarded fencing (with no openings).

Permission is sought for a front extension to the existing gable end (north) to provide an integral garage. It would be the same width as the original bungalow (6.6 metres) and 4m deep. The existing ridge would be extended northward to provide a hipped and pitched roof over the garage. The walls would be rendered to match the existing bungalow with a large garage door inserted into the northern end. A smaller protuberance (1.6m wide and 3.7m deep) would be formed on the west side to provide a store accessed from the garage. It would have a pitched and gabled roof 3.5m high.

An existing detached garage abutting the northern boundary would be demolished to provide access to the garage.

Relevant site history

ADC/0268/06 Extension on south side (with roof alterations) Approved 19.09.06

Consultations

Adur and Worthing Councils: The site has been identified as potentially contaminated (formerly railway engineering works) and the Environmental Health Officer recommends the full contamination condition is imposed on any permission.

Lancing Parish Council: comment that there was a split decision on this application. The vote was in favour of approval.

Representations: None received.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed extension which constitutes up-grading of the existing housing stock. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The front (north) of the bungalow currently aligns with the front gabled (north) wall of the frontage property (No.17). The proposed extension would result in the application property projecting further forward by 4 metres. The hipped roof form would differ from the original gable design of these bungalows. However, the extension would not be intrusive or appear particularly incongruous in views within the cul-de-sac owing to its 'backland' position and 'side on' relationship to the street. Moreover, the hipped form would have a lesser impact on the neighbouring property compared to a gabled design. The garage door would only be visible in oblique views from the street.

The removal of the existing garage would avoid an overdeveloped appearance and this can be required as a condition of planning permission (its removal is needed in any event to allow proper access to the garage).

The store would be visible in views from Elm Grove, but would appear as a subservient feature in keeping with the scale and proportions of the recipient building. The existing garage is currently sited very close to the boundary with Elm Grove and the proposed store would be no more intrusive in views from this direction.

Residential amenity

The siting of the proposed extension would not take up useable garden space (which is primarily located to the south of the property). The area is currently laid with hardcore and was previously used for parking (until access to it was curtailed by the erection of a new boundary wall by the neighbouring occupiers).

There are 2 windows serving habitable rooms in the front (north) of No.17 and two windows (which appear to serve non habitable accommodation) located in the centre of the west side elevation. The combination of the height of the fence on the common boundary and the 'bulk' of the existing building at No.18 affect the amount of daylighting to and outlook from the windows in the side of No.17. It is not considered that the extension to the north of No.18 would significantly worsen this situation.

The 'bulk' of the proposed extension would have enclosing effect on the outlook from the nearest window in the front (north) of No.17 (over and above the existing boundary fence which extends forward of the front wall of No.17), and would result in increased overshadowing. However, the impact is alleviated by the proposed hipped roof form and the separation distance of 3.5 metres is considered sufficient to avoid an unduly overbearing or shadowing effect.

To the north and east No.19 is sited perpendicular to the application property. A flat-roofed garage building abuts the common boundary, partly attached to the existing garage at No.18. The staggered siting of the garages completely encloses the rear west-facing garden of No.19. The removal of the garage would potentially open up this part of the boundary. The applicant has indicated that the flank wall of the garage would be retained as a boundary wall and this can be controlled by a condition of planning permission. The garage door would face this boundary at a distance of 4 metres, but would not give rise to an unacceptable degree of overlooking.

Accessibility and parking

The existing garage is small in size and access to the area in front of the bungalow for parking is restricted so that the applicant is currently unable to park his van within the plot curtilage. The standard distance required in front of a garage for manoeuvring purposes is 6 metres. The 4 metre depth in front of the proposed garage is substandard in this respect and will require careful manoeuvring of vehicles in and out of the garage at an angle. However, the garage replaces existing provision and the lack of on-site turning space is no different to the current situation.

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 or detraction form highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the extension etc
4. Other than the north side wall, the existing garage shall be demolished prior to the commencement of use of the extension. The north wall of the garage building shall be retained at a height not less than 1.8 metres above ground level (or a replacement wall or fence erected in its place not less than 1.8 metres high on the boundary) prior to the commencement of use of the extension hereby permitted.
5. Full contamination condition.
6. Permission relates to approved plans:
   Drawing No:Fisk/01 Date Valid: 2 April 2012
   Drawing No:Fisk/02 Date Valid: 2 April 2012
   Drawing No:Fisk/03 Date Valid: 2 April 2012

Informative: The applicant is advised to contact Katherine Giddings, Environmental Health - Contaminated Land Officer (Tel:- 01273 263114 or kate.giddings@adur-worthing.gov.uk) for further advice on discharging the specific requirements of condition 5 of this permission.

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

Case Officer: Jo Morin Date: 25 May 2012

Authorised by: Peter Barnett Date: 25 May 2012