Development Management – Delegated Officer Report

Application Number: AWDM/1368/22 Recommendation: APPROVE

Site: 10 Crabtree Lane, Lancing, West Sussex

Proposal: Triple garage in rear garden

Date of Site Visit: 27th September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is no. 10 Crabtree Lane a residential dwelling accommodated on the first and second floor of the building. No. 12 Crabtree Lane is the ground floor premises which is currently a hairdressers. The applicant currently is the freeholder of both the units. The rear garden is for the residential accommodation and the applicant's home. Consent is sought for a building to the rear of the garden adjacent to an existing garage. A brick and tile triple garage 9.9 metres wide and 6.6 metres deep with a half hipped roof.

The applicant has advised that they wish to store their own classic cars in the building, therefore the garage is ancillary to the main dwelling.

Consultations

West Sussex County Council: The Highways Authority

WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.
Access and Visibility
The applicant proposes a new triple car garage in the rear garden accessed via the private road behind the property. The proposed development utilises an existing access from Orchard Avenue, which from examining the area already meets necessary visibility and access requirements. The Applicant will need to consult the proprietor of the private road for permission for the proposed access works.
Capacity
As this application is for a three car garage, the LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.
Parking and Turning

The applicant proposes three car parking spaces for this development, comprising of a triple-bay garage. From inspection of the plans and surrounding area maps, the private road serving the garages can be utilised to turn, allowing cars to exit on to the maintained highway in a forward gear. In addition, the proposed garage is suitably sized to accommodate three car parking spaces.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Lancing Parish Council: - No Objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway safety.

Visual amenity

The property is on a corner plot facing Crabtree Lane with Orchard Avenue running to the side. To the rear there is an access road leading from Orchard Avenue to the back of properties in Crabtree Lane. There are many garage buildings visible. The proposed building will be adjacent to an existing garage at the application site and due to the existing character of this access this building would not be out of place. It will be flat roofed with a false pitch around all sides to improve its appearance. It will project beyond the notional building line but will be lower than the adjacent garages and not unduly intrusive or harmful to the street scene.

The development would not be detrimental to the visual amenities of the locality. Its use as ancillary will also be in keeping and a condition will be attached to ensure that no business use or use unconnected with the dwelling can occur here which would impact upon the surrounding built environment.

Residential amenity

As mentioned the building is to the rear of properties in Crabtree Lane adjacent to similar garage structures. Therefore it will be seen from the rear of these properties yet there will be no loss of light or overbearing impact as a result.

On the opposite side of the access is the side elevation of a neighbouring property with a side landing window facing the site. There will be separation between this property and the existing dwelling and due to the low level of the garage no adverse impact will occur in terms of light or overbearing impact. The domestic use proposed will result in no noise and disturbance other than that which would already be expected in such a residential locality.

As existing this access accommodates vehicular movement and the proposed garage will potentially generate additional movements, however relative to the surrounding locality this will not have any impact upon the amenities of the adjacent occupiers and the Highways Authority have confirmed that there will be no highway safety concerns as a result of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing dwelling.
4. No openings on the eastern elevation.
5. Ancillary use for garaging only.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 17th October 2022

Authorised by: Peter Barnett Date: 18 October 2022