Expires 17/5/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0161/07 Recommendation - Approve**

**Site: 67 Mill Road Lancing West Sussex BN15 0QA**

**Proposal: Detached hip-roofed garage at front with new access**

## The Application

The application site is located on the western side of Mill Road and the plot contains a bungalow to the northwest. The site slopes steeply towards the south along Mill Road.

The application proposes to form a new vehicular access to the bungalow at 67 Mill Road and to construct a one car garage, measuring 5.2m x 3.2m with a height of 4m to the ridge of the roof. The garage is to be constructed using facing brickwork with a brickwork plinth at a lower level and roof tiles to match the existing bungalow. The garage is to be located 6m from Mill Road, directly to the east of the existing bungalow.

The application is a result of an outline planning permission to use the southern part of the garden area to construct a new dwelling. The new dwelling is to utilise the existing access to the land at 67 Mill Road.

## Consultations and Representations

**Consultations/Comments**

*County Transport Services*: has commented that they have no objection to the proposal subject to standard conditions in relation to the garage being utilised only for domestic purposes and providing a satisfactory kerb and pavement crossing at the access prior to any vehicular use.

*Lancing Parish Council:* No comments received.

**Third Parties**

One third party letter has been received objecting to the proposal as it will result in 'infilling' a garden in a conservation area, will create more traffic, noise and will impact detrimentally on the privacy to the rear of the property.

The letter also notes a concern that works have already commenced on the site.

## Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1, DEV4-5

## Planning Assessment

The key planning considerations of this application are the impact of the proposed garage on adjoining residential amenity and the character of the locality and street scene.

The garage is located approximately 12m to the south of the closest residential dwelling to the north no. 71 Mill Road. Given the distance between the dwelling and the proposed garage and that the land slopes to the south, the garage will not have any impact on the amenities of the property to the north. The garage is again to be located approximately 8m from the proposed dwelling to be constructed to the south west of the plot at 67 Mill Road. Again considering the distance of separation the garage should have a negligible impact on the adjacent residential amenity of the new dwelling to the south.

The garage is to be located 6m to the west of Mill Road to allow for a car to park in front of the garage, clear of Mill Road. This set back distance is generally consistent with the building line of the surrounding dwellings and is level with the proposed detached garage at the new dwelling to the south. The garage is to be constructed with facing brickwork and a pitched roof with tiles to match the existing bungalow. The proposed garage and access are not deemed to have any significant impact on either the character of the locality or on the street scene.

The third party comments that the garage is unacceptable 'infilling' of a garden area and that it will create more traffic, are thought to relate more to the outline permission for the additional house to the south. The proposed garage will not take up a substantial amount of the front garden and will not cause any further traffic or parking requirements than were already created by the existing bungalow on the site.

The proposed garage should be approved.

## Recommendation

APPROVE for reason that: - 1PPi

Conditions

1. C1Ci
2. C12Eiv
3. C8Fi
4. C9Ai

Case Officer:.....

Date: 26/4/17

26/4

Head of Planning and Community Division: Peter Davies

Date: 30 4 07

Chairman of Planning and Regulatory Committee:

Date: A. J. Mills 1/05/07