Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0862/12

Site: **30 Penstone Close, Lancing BN15 9AP**

Proposal: **Proposed new hardstanding in front garden**

Date of site visit: 30th August 2012

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

The property is a Council-owned detached bungalow (single dwelling) with a projecting garage on its northern side.

The front garden of the property is open plan. It consists of 'crazy paving' that is used for car parking in connection with the property, and has access onto Penstone Close at the turning point in the road adjacent to the site and a dropped kerb over the pavement serving the existing garage.

Permission is sought to reconstruct the northern part of the 'crazy paved' hard surface (the section alongside the existing garage) to provide a hard-standing for one car and a footpath to the front entrance, constructed of concrete or asphalt. The access to the highway would be via a new section of driveway to the existing concrete driveway serving the existing garage on the property with access onto Penstone Close. The works are in connection with a Disabled Facilities Grant that the Council is considering. The remainder of the front garden would be soft landscaped with grass and shrubs.

The site is situated on the west side of Penstone Close, Lancing, towards the southern end of this cul-de-sac. It lies within a residential area consisting of a mixture of detached bungalows and houses and purpose-built flats.

Relevant site history

None

Consultations

Lancing Parish Council has no comments to make.

Representations

None

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

The proposal would improve the existing off-street parking area in the front garden of the property, to provide a wheelchair accessible parking facility and a footpath for the property's occupiers.

The relevant issues under the above policies are the effects of the proposal on the amenities of neighbouring residential occupiers and on the character and appearance of the dwelling and its surroundings.

The proposed hard-standing area, using either a concrete or asphalt, is a relatively small part of the front garden of the existing bungalow, which would be constructed alongside the existing garage.

The adjacent road surface of Penstone Close and the crossover between the garage on the property and the road are constructed of concrete while the pavements outside the site and elsewhere in the road are of asphalt.

The proposal, in my view, using either a concrete or asphalt surface, would reflect the character and appearance of the existing building and its surroundings in a sympathetic and unobtrusive manner, whilst at the same time providing a neater convenient off-street car parking facility for the property. The proposal therefore satisfies the above policies in terms of design, layout and appearance.

The movement of vehicles to and from the property via the existing garage and crazy paved parking area is an established parking arrangement. This parking area would be reduced in area to provide space for one car instead of two. The site is screened from the south by an established hedge; and the existing projecting garage on the site would screen the proposed hard standing area from the adjoining bungalow to the north.

In view of these findings, the proposal would not adversely affect the amenities or outlook of the occupiers of neighbouring or surrounding residential properties.

The proposed car parking space would have adequate access to the highway, using the existing concrete driveway serving the garage on the property.

As regards drainage to prevent surface water after rainfall from discharging onto the public highway, the proposed hard surface would be laid with a very slight fall so that surface water would drain away naturally into the proposed soft landscaped grassed area in the remainder of the front garden. This would provide adequate drainage for the small areas of hard surfacing proposed.

In summary, the proposal satisfies the above policies, and is acceptable.

Permission should therefore be granted.

Recommendation

APPROVE, subject to:

1. C1C(i) Standard full permission – 3 years
2. Works to be carried out in accordance with the submitted plans and specification

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 'saved' policies of the Adur District Local Plan (AG1; AH7) or the policies of the South East Plan (GOSE 2009) CC1, CC6, BE1, or National Planning Policy Framework (CLG 2012)

Is recommendation contrary to letter(s) of representation? No

Case Officer: [redacted] Date: 31st August 2012

Authorised by: [redacted] Date: 31.8.12