Expiry Date - 28/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0285/10 **Recommendation – Permit Application**

Site: **37 Lisher Road Lancing West Sussex BN15 9EY**

Proposal: **Double gates at rear (inward-opening and replacing section of brick wall and pedestrian gate)**

The Application

The application site is an end of terrace two storey dwelling within an estate of similar properties. The side elevation of the dwelling faces onto the highway, Lisher Road. To the rear there is an access road to communal garages. The rear boundary wall faces onto this access with a rear pedestrian entrance to the garden and garage also facing onto this access.

Permission is sought to remove the section of rear boundary wall and replace with two wooden gates the same height as the boundary wall. The gates would provide a wider access to the rear garden of the property and would open inwards. This would provide access for vehicles as well as pedestrians with no hard standing proposed within the rear garden, only two rows of paving slabs. The gates will be 2 metres high and 1.05 metres each in width. The existing pedestrian access will be replaced with a fence panel.

Consultations and Representations

Third Parties: - No third party representations have been received.

West Sussex County Council: - The comments of the Highways Authority have been amended following confirmation from the applicant that the gates would provide vehicular as well as pedestrian access. It is noted that a number of other properties within close proximity to no. 37 have a similar arrangement, with double gates leading into the rear gardens. Based on the more recently submitted information, the amended proposal would appear to involve a low amount of vehicular movement and therefore we do not consider that there would be any significant highway concerns as a result of this proposal.

Lancing Parish Council: - No Objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'

PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built up area of the District will be permitted provided that it does not detract from the existing local urban environment.

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Residential Amenity

The proposed gates and fence panel will provide access to the rear of the dwelling to the footpath and vehicular access to the garages located to the rear of the site. Although the alterations will be visible from adjacent dwellings there will be no increase in height and therefore no loss of light or overbearing impact as a result.

Visual Amenity

The proposed alterations will be clearly visible within the street scene. However the replacement of existing brick wall with gates will not have any adverse impact on the character and appearance of the surrounding area. The gates will be wooden and a condition is attached for details of the stain used for the wood to be approved by the LPA prior to commencement of works. This is to ensure that the finish is in keeping with the surrounding area and blends in with the adjacent brick wall.

Highway Safety

West Sussex County Council do not raise any objection to the proposed gates provided that a condition is attached to ensure that the gates open inwards into the site.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. Prior to commencement of works details of the colour and finish of the gates and fence panel hereby permitted shall be submitted to and approved by the LPA and works shall be carried out in accordance with such details.

Reason: In the interests of visual amenity and to accord with Policy AH7 of the ADLP.

3. The gates hereby permitted shall be fitted to open inwards at all times. Reason: - In the interests of highway safety.

4.The gates and fence panel hereby permitted shall be carried out in accordance with the following approved plans: -

Proposed Elevation – dated 3rd August 2010.

Photo Image of Proposed - dated 3rd August 2010.

Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 3/9/10

PB 3/9