Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1129/12

Site: **30 Penstone Close, Lancing**

Proposal: **Non-material amendment for formation of hardstanding and footpath in front garden, granted permission under AWDM/0862/12**

Date of site visit: 30th August 2012

Neighbours checked: No consultations necessary

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 has a dropped kerb over the pavement serving the existing garage.

Permission was granted on 7th September 2012 under application AWDM/0862/12 to reconstruct the northern part of the 'crazy paved' hard surface for one car and a footpath to the front entrance, constructed of concrete or asphalt, with the access to the highway via a new section of driveway to the existing driveway serving the existing garage on the property with access to Penstone Close. The works are in connection with a Disabled Facilities Grant that the Council is considering. The remainder of the front garden under that proposal was shown to be soft landscaped with grass and shrubs.

This submission is for a non-material amendment to the approved plans. It would involve slightly widening the hardstanding area, by 600 mm on its southern side. As amended, it would increase the width of the parking space from 3 metres to 3.6 metres. The proposal would make accessing this disabled car parking space off the road easier for the applicant. In all other respects the proposal is the same as approved under application AWDM/0862/12.

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

Details of application AWDM/0862/12, approved on 7th September 2012.

Consultations

Lancing Parish Council raises no objections.

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

Application AWDM/0862/12 was approved on the basis of the submitted plans only, without conditions.

The proposed hardstanding/parking space, widened by 600 mm as proposed, using a concrete or asphalt surface as previously approved, would still again occupy a relatively small part of the front garden of the existing bungalow and be constructed alongside the existing garage.

The proposal would not significantly or adversely affect the appearance of the site or the street scene, as it would again retain most of the front garden as a soft landscaped area, replacing the existing 'crazy paving.'

As such, the proposal, whilst positively improving the standard of parking facility for the applicant, would reflect the character and appearance of the area in a sympathetic manner, retaining a large part of the front garden as a soft landscaped and planted outdoor space. The proposal would incorporate the same drainage measures as previously approved, to ensure that surface water drains away naturally within the site. The proposal would not significantly alter the area or the appearance of the previously approved hardstanding, and is again acceptable under the above policies.

In summary, the proposal is an acceptable non-material amendment to the plans approved under application AWDM/0862/12 on 7th September 2012.

The applicant should be advised of this by letter.

Recommendation

That the applicant be advised that this non-material amendment under plan DFG/408/0037/3/A dated 13th September 2012 to the plans of the new hardstanding at 30 Penstone Close, approved under application AWDM/0862/12, is acceptable under the Town and Country Planning Acts.

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

Case Officer: HBM Date: 1st November 2012

Authorised by: P Devonport Date: 6.11.12