Development Control – Delegated Officer Report

Application Number: AWDM/0839/18 Recommendation – APPROVE

Site: 2 Seventh Avenue, Lancing, BN15 0PJ

Proposal: Retrospective application for replacement garage.

Date of site visit: 14.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a semi-detached dwelling positioned on a corner plot to the north side of Seventh Avenue and to the west side of First Avenue. It backs onto an unmade road which is a rear vehicular access to the properties on this side of the road, although no. 2 has a vehicular access off First Avenue to the east.

The rear vehicular access abuts the North Lancing Conservation Area to the north, and thereby, the application site is close to the Conservation Area, indeed, the site is approx. 5m distant from the Conservation Area.

The proposal seeks retrospective permission for a garage sited at the rear of the property, parallel with the unmade up road at the rear, and facing onto First Avenue. The garage is approx. 8m long x 3.3m wide x 2.9m to the ridge.

Relevant Planning History: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies
Adur Local Plan 2017: Policy 15, Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The proposed garage is replacing an old garage which was in the same position. Google maps show it to have been quite overgrown and photographs submitted by

the applicant show it to be rather rundown. The photos also show a shed type structure to the rear of the garage.

The new garage is set back from the boundary abutting First Avenue by some 5m and directly abuts the rear unmade access road. There is also a further structure to the rear of the new garage which is sheeted over, and the applicant states that it is a seating area and not part of the structure.

The garage is approx. 5m from the edge of the North Lancing Conservation Area. Any development within a Conservation Area will be required to be of a high standard of design in order to respect, preserve and enhance the character and appearance of that area. The new garage is an improvement over the former garage, which was in a bad state of repair. Proposed materials are specified as being grey cladding and GRP roof. Further there is a tree screen on the edge of the Conservation Area that would largely screen out the garage from view within it. The garage thereby is not considered to have a negative impact on the Conservation Area.

Residential Amenity

The garage itself does not abut the neighbouring property no. 4, and replaces a previous garage and shed structure. The garage is positioned some 12 metres from the rear of the neighbouring property and thereby will not result in unacceptable harm.

The properties that face the garage in First Avenue would be no.'s 97 and 99 and they are sited some 22m distant, so again there will not be any material harm to their existing residential amenities.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Materials to be in accordance with those indicated on the application form
3. No opening to be formed on the north elevation

Informative

1. Approved without amendment
2. This permission relates only to the garage as applied for and for no other structure.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 01.08.2018

Authorised by: Peter Barnett Date: 1 August 2018