Development Management - Delegated Officer Report

Application Number: AWDM/0570/22 Recommendation – APPROVE

Site: 17 Lynchmere Avenue, Lancing

Proposal: Relocate garage and raise ridge.

Date of site visit: 16th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar dwellings in north Lancing. To the rear of the properties on the western side of the road is a single lane, Upper Boundstone Lane which leads to the rear of all the bungalows on this side of the road and the cemetery at its most northern point. This access is narrow and heavily screened by vegetation and is not clearly visible within the surrounding localities. As existing the application site has a garage to the rear of the site facing onto the road with a small area of hardstand to the front. The applicant would like the hardstand to be enclosed within the garden amenity space as this space is not used for parking as there is a driveway to the front of the property onto Lynchmere Avenue. This space has been vandalised and used for anti-social behaviour.

It is proposed that the existing garage is to be moved forward toward the access onto the rear western boundary of the site with the site of the rear of the garage to be used as an additional patio. The rear boundary fence will be replaced with close boarded fencing with double gates to access the side of the garage with it all being enclosed within the rear garden. The height of the building is to be slightly increased up to 2.6 metres. A dropped kerb is also shown.

Consultations

West Sussex County Council: The Highways Authority: -

This proposal is for the relocation of an existing garage and raising of ridge. The site is located on West Boundstone Lane, an unadopted road; as such, these comments are for your advice only.

From inspection of the plans, the existing garage is to be relocated westward to the edge of the site, adjacent to the carriageway. The relocation will result in the loss of one existing car parking space. Whilst the LHA does not anticipate that the loss of one car parking space will result in a highway safety or capacity issue, the LPA is advised to consider the potential amenity impacts of one additional car parking potentially parking on-street.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative

impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway and parking.

Visual amenity

Due to the limited width of the access to the rear of the site and its distance from the main highway the proposed garage as relocated and increased in height, fencing and gates will not be clearly visible within the street scene. Most of the rear boundary treatment here is adjacent to the highway so this will not be out of keeping and practically will make use of the hardstand that has been misused overtime. There is a small tree on the boundary of the site which may need to be removed to make way for the new fencing. This will not result in any harm to amenity and it is small in relation to the vegetation screening on the western side of the lane.

Residential amenity

The garage will be moved to the west and increased in height however it will not have any adverse impact upon adjacent occupants. It will be visible from adjacent properties however there will be no loss of light, privacy or overbearing impact. It is well screened from the dwellings to the west beyond the access and the proposed fencing and gates will equally not be visible.

Highway and Parking

The rear hardstand will become incorporated into the rear amenity space and re-siting of the garage. This is currently not used for parking and the garage isn't either. There is off street parking provided to the front of the bungalow and therefore this proposal does not increase any pressure for on street parking and therefore will not impact upon highway safety. It should be noted that the plans do show a dropped kerb alongside the proposed double gates and a large side door to the side of the garage so there could be the option of

parking vehicles in the garage. West Sussex County Council Highways has advised that as this is an unadopted road any advice given is informal and therefore consent would not be required from the highway authority for the dropped kerb.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match as shown on approved plans and application forms with corrugated stainless steel roof, white uPVC windows and doors, brick, clad walls and steel garage door.
4. Garage use only

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 16th May 2022

Authorised by: Peter Barnett Date: 17 May 2022