Expiry: 23/8

Development Management - Delegated Officer Report

Application Number: AWDM/0814/24 Recommendation – Grant

Site: 8 Windsor Way, Broadway Park, Lancing

Proposal: Detached garage.

Date of site visit: 7/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the site of a detached mobile home within Broadway Mobile Home Park at the northern end of The Broadway. The site backs onto open countryside south of Brighton City Airport.

The site is within Flod Zones 2 and 3. It is not a conservation area.

Permission is sought to erect a detached garage on the east side of the mobile home. It will sit behind the line of the side porch and extend approximately 1.4 metres beyond the rear wall. The garage measures 4.9 x 2.51 metres and has a hipped roof with a maximum height of 2.5 metres.

It is a precast and pebble dashed concrete frame with graphite tile effect roof and graphite uPVC doors and window.

Relevant Planning History

None.

Consultations

Highways:

'The proposal is for a new detached garage to serve 8 Windsor Way, Broadway Park, The Broadway. The roads serving Windsor way are privately maintained and therefore the comments given within this report are for your advice only. The nearest adopted publicly maintained highway is the access between Brighton Road to the south and The Broadway.

Brighton Road is an A classified road subject to 30mph speed restrictions at this point. From observation of the most up to date collision data supplied by Sussex Police, there appears to have been a collision at this access point, the cause of which has not been attributed to a defect with the highway or access its self at this point. There is no evidence therefore to indicate that this access is operating unsafely or that the proposed would exacerbate an existing highways safety concern.

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The garage as shown is substandard when compared to WSCC standards for a single parking space. A garage should measure 3m x 6m in order to count toward a parking provision and accommodate a single average size vehicle (with secure and covered cycle parking). Given that the submitted documents outline that the existing parking will remain unaffected by the proposal, it is considered that the dwelling would be no worse off for the additional garage space. It has not been specified within the submitted documents that this space will be used as a parking provision. Any parking or overspill parking generated would be accommodated as per the current practise, this is assumed to be within the Broadway Park and would not be anticipated to overspill onto the Publicly Maintained highway.

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.'

Lancing Parish Council: Supports the application.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The garage will replace a smaller shed in a similar position. It is well removed from the flank wall of No. 9. No. 9 sits slightly deeper into the plot.

No significant harm will result.

Visual amenity

Garages have been bult in similar positions between mobile homes elsewhere in the park, sometimes in pairs. The proposed materials are acceptable.

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No harm to visual amenity will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified.

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: MOK Date: 7/8/24

Authorised by: Date: