Expires 31/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0197/07 **Recommendation – Permit Application**

Site: **56 Cecil Road Lancing West Sussex BN15 8HP**

Proposal: **Side enlargement of rear garage**

The Application

The application site is a semi-detached bungalow on the south side of Cecil Road, Lancing. It is bounded to the east by the adjoining bungalow, No.54, to the south by the rear garden of No.131 Brighton Road, and to the west by a public footpath. The bungalow features a rear conservatory and a small garage in the rear garden which is accessed via the footpath.
The proposal is to widen this garage on the east side by 0.84 metres to enable its greater ease of use. The resultant structure will therefore be 3.5 metres wide, 5.94 metres deep and 2.5 metres high.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The main planning concern is whether this garage extension will significantly reduce the amenity space of the applicant's property.

The proposal will not impact on neighbouring dwellings. The garage is located on the rear west side of the rear garden with a distance of 4.5 metres to the boundary fences to the east. To the south, existing sheds and shrubbery separate the garage from No.131 Brighton Road whilst to the west the extension will be masked by the existing part of the garage.
The rear garden as existing has an area of 76 square metres which is already below the Council's Development Control Standard requirement of 85 square metres for dwellings of this size. The garage extension will reduce this figure by a further 5 metres but this is not considered problematic as the property's large front garden negates this loss of amenity space.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:.....

Date: 3/5/07.....

3/5.