Development Control – Delegated Officer Report

Application Number: AWDM/1053/17 Recommendation – APPROVE

Site: 118 Kings Road, Lancing, BN15 8DX

Proposal: Replacement detached garage on northern boundary

Date of site visit: 29.08.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on a corner plot. The dwelling fronts onto Kings Road and the existing detached car port and garage faces onto Russells Drive. Both the carport and garage relate to the same property, i.e. no. 118 Kings Road.

The street scene on this side of the road comprises predominately bungalows, the section over the road from the application site are two storey.

Proposal

The application seeks permission to replace the existing flat roof carport and garage with one detached flat roof garage measuring approx. 6.4m wide x 6.2m long x 2.8m high (the existing car port and garage measures approx. 6.4m wide x 6.2m long x 2. 6m high). The replacement will also be in the same position as the existing structures.

Relevant Planning History: None.

Consultations:

County Highways
An inspection of the plan demonstrates that the internal dimensions for the replacement garage are slightly smaller than the existing, measuring approx. 5.5 metres x 5.6 metres. WSCC guidance states measurements of 6 metres x 6 metres for a double garage to accommodate cycle storage. Therefore, this would be considered a single garage.

The LHA does not anticipate that this proposal would pose a highway safety concern and therefore does not wish to raise any objections.

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18, TR9, RES7
Worthing Core Strategy (WBC 2011): Policy 16
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The locality has many flat roof garages within it, many of which are flat roofed, and the proposal is replacing an existing structure, albeit as 2no. uses as a car port and a garage. It is considered that its replacement will not result in a material visual change in the character of the street scene. Other than the fact that there will be 1no. opening car door to the new garage as opposed to the 2no., the only other change will be the provision of a glazed double door in lieu of a single door on the rear elevation; and the height will be some 200mm higher. Both of these changes are considered to be minor, and will not effect the character and appearance of the locality in any material manner.

Residential Amenity

The only residential properties that could be affected by the proposal are the neighbouring property no. 1 Russells Drive and the opposite properties no.'s 2 and 4 Russells Drive.

Visually, as the proposal will be in the same place and be of very similar proportions, it is not considered that the garage will result in any harm to the neighbours and because the use will continue as a garage, it is not considered that these neighbours will have their existing residential amenities compromised.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. The brickwork of the new garage to match the existing dwelling
4. Incidental use

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.09.2017

Authorised by: Jo Morin Date: 02.10.2017