Development Management - Delegated Officer Report

Application Number: AWDM/0311/17 Recommendation – Approve

Site: 24 Lynchmere Avenue, Lancing

Proposal: Extension to existing garage

Date of site visit: 7 March 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow with a single detached garage on its north side. It is proposed, as amended, to construct an extension on the north side of the garage to form a double garage. The extension will be 2.9m wide and will be the same depth (8.9m) and height (3.7m) as the existing building. It will have a pitched roof to form a central valley between existing and proposed. The roof will be extended across the front to give the appearance of a single pitched roof.

The application has been amended from the original submission which included a first floor storage area in a taller building.

Relevant site history

Lancing Parish Council: Not received

Consultations

None

Representations

Original Plans: 1 letter of objection received from the occupier of 26 Lynchmere Avenue:

- Possible damage to porch from proposed foundations
- Loss of light to porch – right to light
- If garage is not used for parking then likely to be increased parking on street
- Increased noise and disruption
- Overdevelopment

Amended Plans: No comments received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The amended scheme shows a much more sympathetic proposal with a lower ridge and a modest scale which does not intrude in the street scene. The building will remain subsidiary to the host bungalow and will be more in keeping with the scale of other outbuildings and garages in Lynchmere Avenue.

Residential amenity

The neighbouring dwelling to the north is 26 Lynchmere Avenue which sits on higher land than the application site due to the rising ground level in the road. It has an obscure glazed conservatory/porch along its south side which is built on the boundary wall and which is used predominantly for growing plants. It did not appear, at the time of the site visit, to be used as habitable accommodation. However, it does provide some borrowed light to inner rooms within the bungalow.

The revised plans have lowered the roof of the building by 1.3m and the proposed extension will have the same eaves and ridge height as the existing garage. It will be 2.9m closer to the side of No. 26 with a gap of 0.5m retained to the boundary. The eaves of the garage will be lower than the eaves of the conservatory and, while there will be some loss of light, it is considered that the reduced height of the building and its position on lower ground, will ensure that any loss of light will not be so severe as to cause a harmful loss of amenity to the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. To be used as garage only

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 24 April 2017

Authorised by: Gary Peck Date: 24 April 2017