Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0579/12

Site: **32 Burrell Avenue Lancing West Sussex**

Proposal: **Car-port to east side**

Date of site visit: 09.05.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application dwelling is a detached 1970's ridged roof house, located on the north corner of the junction between Burrell Avenue and Norton Road. The dwelling is sited inset from Norton Road by 3.4m, and has a vehicular access on the east serving a hardstanding at the east side behind 2.0m high gates to the south, and the 1.8m high boundary wall on the east. On the west of the property is an attached garage, also served by a vehicular access.

Permission is sought for the addition of a car port on the east side of the dwelling. The car-port would be located behind the pair of gates, and would be attached to the side of the house, and supported on 5 poles set inside the existing boundary wall. The car-port would almost be the entire length of the building at 7.4m, and would be attached to the building at its highest at 2.9m. It would be constructed in a white powder-coated steel frame 80mm square, with a polycarbonate sloping roof.

The area is of relatively mixed character with the bungalows in Kimber Close backing onto Norton Road, with a high boundary wall. A number of the properties have large rear conservatories clearly visible from outside the site.

Consultations

Lancing Parish Council: No objections.

Environmental Health: The Contaminated Land Officer has requested a full risk assessment condition be placed on any permission.

Representations

Third Parties: There have been no third party objections to the proposed development.

Relevant Planning Policies
Adopted 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed car-port is of light weight structure and design, and would be most apparent from the east side of the dwelling in Norton Road. From this direction the property is screened by a high brick boundary wall, and a large street tree also offers significant screening. The polycarbonate roof would be in contrast to that of the existing property, however given the number of conservatories clearly on view at the rear of bungalows in Kimber Road, it is not felt that the white metal structure would be particularly incongruous, in streetscene terms.

Residential amenity
The proposed car-port is on the east side of the dwelling, away from all immediate neighbours. Therefore it is not considered that it would have an unacceptable impact on amenity. The high boundary wall would screen much of the car port from pedestrians, and the relatively low height and lightweight structure would not have a particularly overbearing appearance.

Accessibility and parking
The proposed car-port would simply be shielding an existing space for the parking of vehicles ancillary to the use of the domestic dwelling.

Contaminated land
The site is in relatively close proximity to the Lancing Business Park, and the former railway engineering works. The Contaminated Land officer has requested a full risk assessment to be performed prior to development commencing, which is felt would be overly onerous for such a small scale development, particularly given that the site has already been developed with the erection of the house, and the formation of a concrete hard standing where the proposed car-port would be located. A precautionary condition is therefore proposed instead.

Recommendation

APPROVE for the reason:-

The proposed car-port would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit

2. Car-port to be in white powder-coated steel frame with a polycarbonate style roof, unless otherwise agreed in writing by the LPA.
3. Precautionary land contamination condition.
4. Permission relates to approved plans:
   Drawing No: 1176/1582B Date Received: 23.05.12

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

Case Officer: C. Hone Date: 21.06.12

Authorised by: P Barnett Date: 21.06.12