Expiry Date - 13/03/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1004/11

Recommendation – Approve Application

Site: **8 George V Avenue Lancing West Sussex BN15 8NG**

Proposal: **Outbuilding in rear garden (retrospective)**

The Application

The site is located within the built up area of Lancing. A semi detached bungalow within a street of similar dwellings. Retrospective permission is sought for a wooded out building with flat sloping roof at the rear of the dwelling. The outbuilding is accessible from a rear access track which leads to the rear of properties in both George V Avenue and Bristol Avenue.

Planning permission is required as the building is within 2 metres of the boundary and exceeds 2.5 metres. The maximum height is 2.96 metres reducing to 2.5 metres. The building is 7.2 metres wide and 6.1 metres deep. The applicant has confirmed that the building is for domestic purposes.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

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.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states

that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The existing outbuilding is visible from neighbouring properties in George V Avenue. However it is at the end of the garden and at a distance of 14 metres from the nearest property. The height of the roof increases towards the access track therefore the lowest part of the building (2.5 metres) is nearest to the rear gardens of neighbouring properties. The building is not visible within the street scene.

There are other garages, sheds and outbuildings to the rear of properties in this street therefore the existing building is not considered to be out of character and therefore on balance does not warrant a refusal in this case.

Residential Amenity

Although the building is visible from the rear of neighbouring properties and garden areas it is not considered that there will be any loss of light, privacy or overbearing impact as a result that would be detrimental to the residential amenities of the adjacent occupiers.

Recommendation

APPROVE for reason that :- 1PPi

Case Officer Hannah Barker

Date 16th February 2012

[redacted] 16/2/12