Expiry Date - 12/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/0861/22 Recommendation – APPROVE

Site: 17 Seaside Avenue Lancing West Sussex BN15 8BY

Proposal: Single storey detached garage on site of a previous detached garage

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a detached property located on the northern side and corner of Seaside Avenue/ Seaside Close. There is an attached conservatory to the side of the property which is on the boundary with Seaside Close. There is a wall that varies in size and reaches 1.8m at its highest point. This wall starts small along the front boundary at Seaside Avenue and wraps around and fronts Seaside Close at 1m+ high. To the rear of the property the boundary wall that is sited between No. 1 Seaside Close and the subject property is measured at 1.8m high.

The property at No. 19 is a detached house. The proposed garage will be sited on the boundary at the garden end of No. 19.

The property at No. 1 Seaside Close is a detached property. There are 3 windows located in the elevation that faces the boundary of the subject property.

The surrounding area is residential with mainly detached properties.

The proposal is for a detached garage located along the northern and eastern boundaries. It will be set away from the boundary with No. 1 Seaside Close by 0.5m and the boundary of No. 19 Seaside Avenue by 0.7m. The measurements of the detached garage will be 3.7m in depth, 9.4m wide and 3.2m high with a part lean to shed roof that will have 4 roof lights. The proposed southern elevation will have one window and a roller shutter door.

Relevant Planning History:

In 2009 planning permission (ADC/0080/09) was granted for the erection of a conservatory.

Consultations:

Lancing Parish Council were notified of the planning application – No objection.

West Sussex Highways: No objection. From inspection of the application documents, the applicant proposes a single-bay garage in place of a previously demolished garage. The garage appears to be suitably sized to accommodate one car. Access arrangements will remain as existing

Representations:

There were 4 properties notified of the planning proposal. At the time of writing this report there were no letters objecting to the proposal.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

Supplementary Planning Guidance Development Management Standard No.2

‘Extensions and Alterations to Dwellings’’.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The proposed detached garage will be sited located along the northern and eastern boundaries. It will be set away from the boundary with No. 1 Seaside Close by 0.5m and the boundary of No. 19 Seaside Avenue by 0.7m. It will be visible within the street scene.

There is a 1.8m high wall on the boundary with No. 1 Seaside Close so only part of the side elevation will be seen. The proposal has also been designed with a lean to shed roof that slopes away from the property and it will be set away from this boundary by 0.5m. This will reduce the effects of the proposal on the adjoining property at No. 1 Seaside Close. It is considered that given the siting of the proposal it would not be detrimental to the visual amenities of this property.

In considering the property at No. 19 Seaside Avenue the proposed detached garage will be sited along the eastern boundary of this property at the gardens end. There is a 1.8m high wall so only part of the eastern and southern

elevation and the roof will be seen. It is considered that given the siting of the proposal it would not be detrimental to the visual amenities of this property.

The property at No. 7 Seaside Close is sited opposite the existing vehicular access and hardstanding of the proposed development which will be set back from the boundary that fronts Seaside Close by 6.2m. Therefore it is considered that the proposal would not be detrimental to the visual amenities of this occupier.

The proposed detached garage will be set back from the front boundary facing Seaside Close by 6.2m.

It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

The proposed detached garage will be sited along the northern and eastern boundaries. It will be set away from the boundary with No. 1 Seaside Close by 0.5m and the boundary of No. 19 Seaside Avenue by 0.7m. It has been designed with a lean to shed roof that will slope away from the boundary with No. 1 Seaside Close with the roof pitch starting at 2.2m and having an overall height of 3.2m with the highest point set away from the boundary by 3.6m. The existing windows of No. 1 Seaside Close face a 1.8m high boundary wall. As there is a 1.8m high boundary wall located between the property at No. 1 Seaside Close and No. 19 Seaside Avenue only part of the elevations and roof form will be visible. It is considered that the detached garage by way of its design, size and siting will not have a detrimental effect on the residential amenities of the occupiers at No. 1 Seaside Close and No. 19 Seaside Avenue.

There will be no loss of light to the property at No. 1 Seaside Close due to the sun's orientation which shows that the shadowing effect will mainly be over the subject driveway and hardstanding. Further to this, the existing windows face a 1.8m high boundary wall and the proposed has been set away from the boundary by 0.5m and the roof has been designed to have a lean to pitch that starts from 2.2m high and is set away from the occupier at No. 1 Seaside Close with the highest part of the roof slope set away from the boundary by 3.6m.

There will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers as the proposal is for a detached garage. Therefore it is considered that the proposal by way of its design, size, siting and location would not unduly effect the residential amenities of the adjoining occupiers of the properties at No. 1 and No. 7 Seaside Close and No. 19 Seaside Avenue.

Highways and Parking

WSCC Highways has no objection to the proposal.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Garage use only

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: J. Price Date: 25/10/22

Authorised by: Peter Barnett Date: 26 October 2022

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