Expiry Date – 18/5, ppa 25/5

Development Control – Delegated Officer Report

Application Number: AWDM/0493/21 Recommendation – Grant

Site: 84 Grinstead Lane Lancing

Proposal: **Proposed detached garage in rear garden.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5

Site and Surroundings

Tis application relates to a 1930's two storey semi detached house on the west side of Grinstead Lane close to the junction with Crabtree Lane. The site has a garage on its south side which has been extended to the rear and a single storey rear extension. It backs on to a service road accessed off Orchard Avenue which serves garages in the rear gardens of adjoining houses including No. 88 to the south.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to build a full width garage along the back boundary accessed from the rear service road. It is to be set back from the service road by 2.8 metres and is 8.7 metres wide and 5.7 metres deep. It is flat roofed to a height of 2.717 metres. Garage doors are shown on both the east (garden) and west elevations to allow access to a further hardstanding area within the garden for maintenance/deliveries.

This application has been revised since first submitted to remove extra depth and to reduce the height.

Relevant Planning History

AWDM/0490/21 – Loft conversion including hip to gable roof extension with 1no. window in new gable to south, rear dormer with Juliet Balcony and 3no. rooflights to front. Increase in height of flat roof and 3no. roof lanterns to existing rear extension. Granted 20.5.21

Consultations

Lancing Parish Council: No objection.

WSCC Highways: *This proposal is for a construction of detached garage to the rear of the existing property. The garage will be accessed via private access track that leads*

onto the publicly maintained Orchard Avenue which is an unclassified road subject to 30mph speed limit. There are no proposed alterations to the existing access onto Orchard Avenue. The applicant presumably has a right of use over the private access road.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents at the adjoining access point with Orchard Avenue. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification of use. The proposed garage measures 8.9 x 6 (+5.4)m which would be sufficient to accommodate 3-4 vehicles depending on the internal arrangement. There is a space of at least 6m beyond the garage to allow vehicles to turn and egress onto the public highway in forward gear.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Condition
Car parking space (details approved)'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 1 Space Around New Dwellings' and 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are garages in similar positions off this access road in adjoining neighbours gardens. It will not be out of character.

Neighbour amenity

The garage will sit alongside the garage at No. 86 to the south. It will project 3.5 metres deeper into the garden than the garage at 82. These gardens are, however, 28 metres long. The garage has been reduced in height to just over 2.7 metres. The structure itself will not be harmful to neighbour amenity.

This is a wide garage capable of accommodating 3 cars. Untypically it includes a garage door on both the front and rear to allow for maintenance and deliveries. The applicant has been advised that business use of the premises will not be acceptable. A condition that it be used for ancillary purposes only to protect neighbour amenity is recommended.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified*
4. *Ancillary use only*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 24.5.2021

Authorised and signed by: Peter Barnett Date: 24 May 2021