Expiry Date – 12/11

Development Control – Delegated Officer Report

Application Number: AWDM/1422/20 Recommendation – Grant

Site: 43 Annweir Avenue, Lancing

Proposal: **Demolition of existing garage and construction of single storey outbuilding.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17.11

Site and Surroundings

This application relates to a semi detached house on the east side of Annweir Avenue. The rear garden backs onto a vehicle and pedestrian access off Crabtree Lane and Monks Recreation ground and further to the south Lancing football club.

The site is not in a conservation area.

Proposal

Permission is sought to replace an existing detached garage with a larger 'L' shaped outbuilding to include a home office, toilet and store. The tail of the building will allow for a further off street parking space parallel to the rear garden side boundary on the north side. Otherwise the building is full width with the office element facing the back of the house. Maximum dimensions for the building are 7.3 metres deep, 5 metres wide and a maximum 2.49 metres in height.

It is to be a timber framed, larch clad building under a flat roof.

The site is not in a conservation area.

Relevant Planning History

L/277/67 - Garage. 1.8.67

Consultations

Highways: '*The proposal is for the demolition of an existing garage and the construction of a garden office building. From the information provided, the existing garage/hardstanding may have originally provided a parking space for the property with access onto a private road bounding the rear garden and the playing field. There are opportunities for on-street parking in Annweir Avenue and therefore the Highway Authority would not object to the loss of a parking space in this location.'*

Lancing Parish Council: *No objection.*

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. 2 Extensions and Alterations to Dwellings'.

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

The garage will be visible from the access road but its height and width will not be out of character. The extra length will not be discernible form the public viewpoint.

The gardens are deep and at least 13 metres of garden will remain to the back of the house.

The outbuilding is for ancillary purposes and will be conditioned as such.

Neighbour amenity

The house to the north, No. 41, has a garage at the back of the plot. The proposed garage will extend 3 metres in front of this garage, i.e. into the garden. At less than 2.5 metres in height it is not considered to be excessively tall and will not have a significant impact on either neighbour.

The intended ancillary uses, home office and storage will not be unneighbourly.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse (43 Annweir Avenue) as a home office/store and shall not be used as self-contained primary living accommodation.

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: 5.11.2020
Authorised and signed by:	Peter Barnett	Date: 5 November 2020