expires 6/8

# Development Control – Delegated Officer Report

**Application Number: ADC/0222/09** **Recommendation – Permit Application**

**Site:** **14 Annweir Avenue Lancing West Sussex BN15 9NF**

**Proposal:** **Demolish existing prefabricated garage at rear and replace with larger garage with tiled ridged roof**

## The Application

The application relates to a terraced dwelling on the west side of Annweir Avenue which has rear access from Wembley Avenue. It is proposed to demolish an existing concrete single garage with shallow pitched roof and a small shed at the end of the garden and replace them with a double garage with pitched roof. The garage is to be constructed of blockwork with brick quoins at each corner and concrete interlocking roof tiles. It will measure 5.3m wide (the full width of the garden), 6.2m deep and 4.4m high (twice the height of the existing garage).

## Consultations and Representations

**Consultations/Comments**

Lancing Parish Council – Committee approved

**Third Parties**

No representations received

## 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 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. The proportion of the garden area taken up by the proposal should not be excessive having regard to the character of 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 accepted.

***Visual amenity and character***

The proposed garage will front Wembley Gardens but will be seen in the context of numerous other garages and outbuildings which have access from Wembley Gardens. It will be larger and taller than the neighbouring garage at No.16 and many others in the area which are predominantly single garages. However, there are examples of large garages in the area, including at No.6, which is comparable to the current proposal. On balance, it is not considered that the proposed garage will be unsightly or harmful in the street scene.

***Residential amenity***

The proposed garage is to be located at the end of the garden, some 18m from the rear of the dwellings in Annweir Avenue. Opposite the site in Wembley Gardens is a meeting hall which is not considered to be adversely affected by the proposal. Vehicular movements along Wembley Gardens are common due to the number of garages in the area and the proposal will not result in any significant increase in noise or disturbance to local residents.

**Recommendation**

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci

Case Officer. [redacted] Date. 15/7/09

[redacted] 15/7