

Proposed New Garages
Land north of 12 Horsham Road West, Littlehampton

Resubmission of Application Number LU/283/09

DESIGN and ACCESS

Site Location

The site is on the East side of Horsham Road West, fronted by a wide grass verge, which may originally have been intended to form part of road widening scheme involving straightening Horsham Road.

The site lies inside the urban boundary, and the immediate neighbouring area is exclusively residential.

Most of this area was originally developed by the Local Authority and similar bodies to provide Council Housing and accommodation for Police and Royal Navy Personnel.

This type of housing did not generally foresee high levels of car ownership, and in many cases neither vehicular access or garaging was provided for individual dwellings.

This area is not in a zone identified as being at risk from Flooding.

Site description

Approximately triangular in shape and 112 sq metres in area, and with a frontage of 10 metres, the site is too small for a dwelling. The awkward shape arose from the layout of the Police houses in Horsham Road, and was an area of the garden of 108 Horsham Road that was not used by the owners. The site is currently vacant with no beneficial use.

The side / rear boundaries are fenced approximately 1.5 metres tall.

Proposal

Two new Garages are proposed - one single and one double. Access to the rear of the site is proposed by means of a door in the rear of the double garage.

The reason for proposing access to the rear is principally to make it possible to maintain the land and to keep weeds under control - the land has been found to get very overgrown quickly if not attended to regularly.

It is also possible that the fenced area at the rear would be used to store certain pieces of equipment that are used infrequently, principally a trailer that is used by the Lions charitable group at Christmas for fund raising. No articles stored would be taller than the surrounding fences.

Design

A conventional flat-roofed brick-built form is proposed.

Access

Access to the roadway is proposed to be by means of two paved run-ins, one to serve each garage.

There is no footpath on this side of the street, and there is clear visibility in both directions.

ARUN DISTRICT COUNCIL				
No.	LU	52	10	
Received				