Expires 11/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0507/07 **Recommendation – Permit Application**

Site: **38 Alandale Road Sompting Lancing West Sussex**

Proposal: **Conservatory to rear elevation**

The Application

The application site is a semi-detached bungalow located on the east side of Alandale Road, Sompting. The property forms the southern half of the pair and features a significant roof enlargement with front and rear dormers, and a large rear flat roofed extension. The adjoining bungalow sits on higher ground with a similarly sized rear extension whilst to the south a further semi-detached pair sits on lower ground separated by a shared driveway.
The proposal seeks permission to add a pitched conservatory to the rear of the rear extension. This conservatory will be 3.3 metres in width and 4.3 metres in length with a height of 3 metres to the decorative ridge. Glazing will be located on the southern and eastern/rear elevations.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main concern with this application is the impact the conservatory will have on the privacy of the neighbouring dwellings.

As stated, the conservatory will sit off the rear extension and 0.2 metres from the northern boundary. The adjoining bungalow to the north sits on higher ground with 2 metre high fencing and tall shrubs/trees forming the boundary. It is calculated that the eaves line of the conservatory will be of identical height to the top of this fence thus affording negligible impact on this property's privacy or outlook. The high level glazing proposed on the northern elevation will need to be obscured as security.
To the south, the clearly glazed windows and doors proposed will sit 5.5 metres from the southern boundary, less than the 6.1 metre minimum recommended by the DC standard to avoid overlooking potential. In this instance this distance is considered acceptable as the neighbouring boundary garage sits directly south of this elevation with tall 2.5 metre high hedging on the border providing excellent screening. There will therefore be no overlooking possible into the rear garden of No.36 or its rear conservatory beyond the garage. A long, large rear garden will be retained with a distance in excess of 45 metres between the rear elevations of the conservatory and 39 Hillside Road to the east.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C14Ai: '...received on 17 August and not...Reason: For the avoidance of doubt.' (permission relates to amended plan)
3. C18Ci: 'The glazing in the north side elevation of the conservatory shall...' (windows to be obscurely glazed)

Case Officer:.....

Date: 14/9/07