expiry 19.06.07

Development Control – Delegated Officer Report

Application Number: ADC/0251/07 Recommendation - Permit

Site: 13 Fourth Avenue Lancing West Sussex BN15 9PY

Proposal: Rear conservatory

The Application

The application property is an end of terrace house 1930's house on the south side of Fourth Avenue. The property is of brick construction at ground floor with a painted rough cast render at first floor level, with a tiled roof.

The proposal is for a rear conservatory the width of the property which would be 5.0m wide, by 3.0m in depth and 3.5m in height.

The property has previously been extended with rooms in the roof consisting of a rear dormer and hip to gable roof extension under permitted development (L/118/03/BR).

Consultations and Representations

Lancing Parish Council – No objection.

Third Parties

Two letters have been received from neighbours. One from the owner of No.11 attached to the east who has no objections, and one from No.15 to the west who states that they completely support the application, adding that most properties on the south side of the road have conservatories, and that it is a must for a young family.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed conservatory is not of a size that would be considered to be overbearing or unneighbourly to either of the adjacent properties (No's 11 & 15) as both properties benefit from rear extensions 3.5m and 2.5m in length respectively.

The extension at the rear of No.15 has clear glazing in the west elevation and as a result the proposals would require an obscure glazing condition to prevent an unacceptable loss of privacy through overlooking of the 1.6m high boundary fence.

A garden length of 21m is retained which would prevent any overlooking of properties to the south. The proposed conservatory would not have an adverse effect on the outlook or amount of light available to the adjacent properties.

The proposals would be in keeping with other conservatories within the area and would not detract from the visual amenity of the area.

Recommendation

APPROVE for reason that :- 1PPi.

1. C1Ci.
2. C12Eii – amended
   The external finishes and materials of the base wall of the conservatory hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C18Cii – amended
   The windows in the west side elevation of the conservatory shall at all times be glazed with obscured glass.
   Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 07-06-07

CJ 12.6.07