Expiry Date - 10/12/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0375/10** **Recommendation – Permit Application**

**Site:** **7 Nursery Close Lancing West Sussex BN15 0HQ**

**Proposal:** **Rear conservatory**

## The Application

The application property is a semi detached bungalow which has a 3.5m deep single storey flat roofed extension at the rear approved in 1998 (L/49/98). It is proposed to construct a 3.8m deep conservatory onto the extension resulting in an overall depth of 7.3m. The end 1m of the conservatory will be angled away from the boundary with the attached neighbour and the conservatory will be set in from the boundary by 1.25m.

The conservatory will be 3.5m wide and 3.2m high with a pitched roof.

## Consultations and Representations

### Consultations/Comments

Lancing Parish Council – No objections

### Third Parties

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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 a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 conservatory will be at the rear and will not be visible from the street. It will extend the dwelling further into the garden but will retain a garden depth in excess of 11m. It is only 3.5m wide and will not appear as an overdevelopment of the site.

**Residential amenity**

The conservatory and existing extension will have a combined depth of over 7m which is more than double the recommended depth for extensions within 1m of a shared boundary. However, the conservatory is to be set in from the boundary by 1.25m and the impact on the residential amenities of the occupiers of the attached bungalow (No.6) is not considered to be unduly harmful. When viewed from the nearest ground floor windows, the conservatory will be partly obscured by the closeboard boundary fence and the wall of the existing extension. Furthermore, the last 1m of the conservatory is to be angled away from the boundary to further reduce its bulk on the boundary with No.6.

To the east, No. 8 is positioned further back then No.7 and is separated from the site by the driveway of No.7. There is also a garage within the rear garden of No.7 which will partly screen the conservatory. No harm to the amenities of the occupiers of No.8 is expected as result of this proposal.

**Recommendation**

APPROVE for reason that:-

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1PPi

Subject to:

1. C1Ci
2. C12E1
3. This permission relates to the following approved plans:
   Scale 1:1250 Location Plan date stamped received 15 October 2010,
   Elevations and Layout Drawing date stamped received 3 December 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 6 December 2010