Expiry Date - 25/05/2011

# Development Control – Delegated Officer Report

**Application Number: ADC/0087/11 Recommendation – Approve**

**Site: 27 Burrell Avenue Lancing West Sussex BN15 8QB**

**Proposal: Conservatory on west side**

## The Application

The application property is a detached dwelling located at the end of a cul-de-sac. The east side of the dwelling faces towards Norton Road and the front of the property faces a footpath linking that road with Burrell Avenue. On the west side of the dwelling there is a small garden enclosed by a brick wall with a flat roofed garage at the southern end. The dwelling also has a flat roofed single storey extension at its southern end.

It is proposed to construct a pitched roof conservatory measuring 5m by 4.4m by 3.2m high on the west side of the dwelling, attached to the garage and extension.

## 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 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 visible from Burrell Avenue to the west and from the footpath to the north but it will be part screened by 1.5m high wall around the garden. The conservatory will have a brick wall on its western elevation with glazing to the north. The dwelling is set back from the road with a parking/turning area directly in front of the western boundary. The conservatory will not be as far forward as the existing garage and it is not considered that it will be unduly prominent in the street scene.

The west side garden will be reduced considerably to an area of approximately only 18sqm which is well below the size recommended in the Council's DC Standards. However, the dwelling also enjoys a garden at its southern end of around 60sqm so the development will not result in a substandard level of amenity space at the property.

**Residential amenity**

The dwelling is located in a relatively isolated position with no dwellings in close proximity. No. 28 Burrell Avenue is located to the south west and is some 6m from the edge of the proposed conservatory, separated by the existing garage at No.27. No loss of residential amenity will occur.

**Recommendation**

APPROVE for reason that:-

1PPi

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Subject to:

1. C1Ci
2. C12Ev
3. This permission relates to the following approved plans date stamped received 30 March 2011:
   Site Location Plan, Block Plan, Site Plan 1, Conservatory details
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 3 May 2011