Application Number: AWDM/0595/12 **Recommendation – APPROVE**

Site: 2 Wraysbury Gardens, Lancing

Proposal: **Proposed conservatory on rear elevation**

Applicant: Miss K Fairweather Ward: Lancing
Case Officer: Matthew Porter

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Proposal, Site and Surroundings

This application seeks full planning permission for a single storey plastic framed conservatory to measure 3.2 metres in height, 2.6 metres in length, and 4.8 metres in width. It is to be built at the rear of the existing building.

The application property is a mid terraced building in a recently built residential scheme (planning approval L/35/04 refers). When this development was approved a planning condition (No. 14) was imposed which removed "permitted development" rights, hence this submission.

Relevant Planning History

L/35/04 - Demolish 2 Bungalows and erect 11 three-bedroom houses with access road and 17 parking spaces (including 3 car ports)
Approved 12-04-2005

Consultations

Lancing Parish Council:
Object. Committee felt this to be over-development of the site. The plans appeared not to be to scale and over estimated the area of garden and in reality the proposed conservatory would dominate the garden

Adur & Worthing Councils:

*The **Environmental Health** officer has no adverse environmental comments on this application other than requesting a precautionary condition concerning the possibility of contamination.*

Representations

1 email received from residents of No. 1 Wraysbury Gardens, raising the following concerns (which have been summarised):-

- *I am generally in favour of my neighbour's proposal. However would prefer a full brick elevation adjoining my property since we are planning on extending our property and will want a pitched roof which may lead to future objections from the neighbour.*

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): CC1, CC6, BE1
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No.3 "Extensions and alterations to dwellings"

Planning Assessment

Principle

Condition 14 imposed on planning approval L/35/04 states:

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or any incidental buildings (exceeding 10 cubic metres in volume) erected within their curtilages unless permission is granted by the local planning authority on an application in that behalf.

It is important to recognise the intention of this condition is not to prohibit conservatories on properties in Wraysbury Gardens. It simply allows the local planning authority control over a development that otherwise it could not.

Therefore, upgrading of residential accommodation is acceptable in principle.

Visual amenity

The conservatory is of an appropriately subservient scale to the existing building, and reasonably well integrated to the design and style of the main house.

Its ridge sits appropriately below the cill height of the first floor windows and the angle of its pitched roof reflects that of the main house.

Its windows and doors are in proportion to those of the existing building, and its exposed brick facing material would match that of the main house.

For these reasons, the conservatory would cause no material visual harm.

Residential amenity – for existing occupiers and affect on neighbours

Existing occupiers

Once the conservatory is built the depth of the rear garden would be reduced to 10.5 metres. This is 500mm below the 11 metres standard and reduces the garden area standard by 12.5 square metres.

Both these standards are set out in the Council's adopted Supplementary Planning Guidance.

However even with these marginal breaches, an adequate amount of garden for the use of the occupiers of the property would be retained, and a cramped appearance prevented. The proposal is not, therefore, overdevelopment of the site.

Neighbours

The neighbours most affected by the development are those either side of the application property (the conservatory is physically removed from the remainder).

The conservatory is brick built up to the current boundary treatment (1.8 metre close boarded fencing). Above this, it is of a light weight frame and glazed. This ensures no unacceptable overbearing and/or overshadowing would occur.

No windows/openings are proposed in the flank brick walls of the conservatory, so direct overlooking is avoided. The glazed framing is above head height, so intrusive loss of privacy is negated.

For these reasons, there would not be an unacceptable impact on the residential amenities of neighbours.

Contaminated land

The site is not identified as contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Other issues

The issue raised by the neighbour is not a material planning consideration. The design and impact of any extension that they wish to build in the future will be considered on receipt of a planning application for the same. It would be unreasonable to require the current applicants to amend their plans to take account of an extension that may not be built. Its form and design is acceptable as submitted.

With regard to the Parish Council's comments, the submitted plans are to scale and for the reasons stated above, it is not considered that the conservatory will dominate the garden.

Recommendation

APPROVE for the reason:

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Brick walls to match existing house

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Matthew Porter Date: 12 June 2012

Authorised by: Peter Barnett Date: 12 June 2012