Development Control – Delegated Officer Report

Application Number: ADC/0391/09 **Recommendation – Permit Application**

Site: **109 Ingleside Crescent Lancing West Sussex BN15 8ER**

Proposal: **Conservatory at side of flat and window/door alterations at rear**

The Application

The application site forms part of a two storey semi detached building which is divided into two flats. The site is within a residential area which comprises of both flats and dwelling houses. The application relates to the ground floor flat and permission is sought for a conservatory to the side (eastern) elevation. The conservatory is 5.4 metres in width, 3.2 metres deep and will have a maximum height of 3.1 metres with a hipped roof. Permission is also sought for the replacement of an existing window to the rear (southern) elevation with french doors and the replacement of existing doors (also to the rear) with a window.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 of the Local Plan 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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The main property to be affected is no. 111 Ingleside Crescent the first floor flat. The main entrance to this flat is to the north of the site of the conservatory at a distance of 8 metres, there is also a 1.8 metre close boarded fence dividing the entrance to the first floor flat from the ground floor windows. There are also first floor windows serving the neighbouring flat above the conservatory roof. It is however not considered that there will be any adverse impact on the amenities of this adjacent flat. The conservatory will not result in any loss of light oroverbearing impact.

The occupiers of the attached building to the west which is also divided into flats will not be affected by the proposal as it is screened by the existing building. Similarly the flats to the east of the site are not affected as they are at a distance of 27 metres from the proposed conservatory and there is an access road leading to garages in between and some screening in the form of vegetation and low level fencing.

Visual Amenity

The conservatory, although to the side of the building would not be clearly visible in the street scene. This is due to its set back of approximately 22 metres from the highway, the screening provided by vegetation within the site and also the 1.8 metre fence which runs parallel to the extension. The extension is in keeping in scale with the existing building and will not be detrimental to the visual amenity of the surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... [redacted] .....Date.....5/11/09

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