expires
11-07 08

Development Control – Delegated Officer Report

Application Number: ADC/0258/08 Recommendation - Permit

Site: 11 Burrell Avenue Lancing West Sussex BN15 8QB

Proposal: Extension to rear conservatory and east side porch

The Application

The application property is a detached bungalow located on the west side of Burrell Avenue, sited away from the road, behind and to the west of No.10. The property is of brick and tile construction with front and rear gables which are clad in uPVC weatherboard.

The proposal is for an east side, part brick, part glazed porch, 3.7m in width by, 1.5m in depth by 2.1m in height, and a rear addition to the existing conservatory which would be 2.7m in width, by 4m in depth and 2.1m in height.

The rear garden of the property is well screened by a 2.0m high fence to all sides. The bungalow to the east (No.10) has a west side extension which abuts the common boundary. To the south is an area of open public space, to the west Lancing Business Park and to the north the property's detached flat-roof garage, adjacent to the south side of No.12, a similar sized bungalow.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted 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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual amenity
The proposed rear conservatory has been designed to match in depth and height that of the existing rear conservatory, and the windows would be the same size as the existing. The rear garden backs onto an area of public green space to the south and Elm Grove to the west. The proposed conservatory extension would be well screened by the high boundary wall and would therefore not adversely affect the visual amenity of the area. Adequate garden space is retained to prevent the resultant conservatory from appearing cramped or overbearing.

The front porch would be screened from the road by the two adjacent properties. Its size is modest given the scale of the existing property and would occupy part of the eastern elevation adjacent to where there is currently a high boundary wall . It is felt that the porch would not be unduly dominant or out of keeping for the area.

Residential amenity
The conservatory extension would be attached to the west side of the existing conservatory and as a result of the well screened location it would not effect the amount of light, outlook or privacy of the adjacent dwelling (No.10).

The proposed porch would enclose the existing east side entrance to the bungalow, opposite the flank wall of the adjacent dwelling. It would act as an enclosed entrance way rather than a habitable room and would as a result not adversely affect the privacy of No.10 to the east.

Recommendation
APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii – amended
   The materials and finishes of the external walls of the conservatory and porch hereby permitted shall,...etc.

Case Officer: [illegible]
Date: 25-06-08

PB 26/6/08