Expires 25/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0260/07 **Recommendation – Permit Application**

Site: **29 Cokeham Road Sompting Lancing West Sussex**

Proposal: **Replacement enlarged rear conservatory**

The Application

The application site is a semi-detached bungalow on the south side of Cokeham Road, Sompting. It is bounded to the east by the adjoining property, No.27, to the west by an adjacent pair, and to the rear by the side garden of 16 Greentrees Close. The applicant's bungalow features a single rear dormer and two small conservatories on the rear elevation. A small garage and dual driveway separates the bungalow from its neighbouring pair to the west.
The proposal is to remove the two conservatories and build a larger conservatory across the width of the building. It will be 8.7 metres wide, 3 metres deep and 2.6 metres high with rendered walls on the east and west flanks and a glass flat roof.

Consultations and Representations

Third Parties

Sompting Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

There are no planning concerns with this proposal. The conservatory will be of sufficiently moderate size so as not to unduly impact on neighbouring properties. Its low height (2.6 metres) and 3 metre depth conform to the Council's Development Control Standard recommendation for such additions. A good sized garden will remain whilst there are no plans for any openings on either flank that would impact on neighbouring privacy.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C18Eiv: '...in the west side wall...' (No openings to be formed in side wall) east or

Case Officer:.....

Date: 31/5/07

JS
1/6/07