~~PC 4/10~~
DO 25/10

Application No.: ADC/0546/07 Recommendation – Permit Application

Site: 49 The Crescent, Lancing, West Sussex

Proposal: Rear Conservatory

The Application

The application site contains the southern half of a semi-detached pair of bungalows with brick walls and a clay tile gable ended roof, located on the western side of The Crescent, Lancing.

The original dwelling was erected in 1957. A small 2.3m deep, 3.1m wide single storey extension to the rear of the dwelling (measuring a total of 7.1m^2 in area) appears to have subsequently been constructed under Permitted Development Rights.

The applicant now proposes to replace that previous extension with a 2.4m deep and 9.3m wide single storey conservatory measuring a total of 22.3m^2 in area. The conservatory will extend across the entire width of the existing building aside from a 0.15m gap at the northern end adjacent to the boundary with No.1 Finches Close, and utilises a gently raked flat roof measuring 2.7m at its highest point where it attaches to the existing roofline.

The Crescent is characterised by single storey bungalow development, a number of which have rear extensions that run across the entire length of the building.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No representations have been received with respect to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

The extension is located to the rear of the building and will not be visible from the street. The proposal will therefore not detract from the existing character or streetscene of the area. Furthermore the proposed use of matching building materials will ensure that the extension remains in keeping with the character of the existing building.

The 2.4m depth of the extension is well within the 3.5m guidance recommended by Development Control Standard No.3 for rear extensions.

Residential Amenity – Privacy & Daylighting

The single storey nature of the development and existence of 1.6m high fencing around the entire rear garden ensures that only a small portion of the building will be visible to directly adjacent neighbouring properties. Hence the proposal is not considered to have an adverse impact on adjoining properties with respect to privacy or access to day light.

Access & Parking

The proposal will not reduce the ample parking that is available to the site in the form of the single bay garage and long driveway capable of accommodating up to 4 additional vehicles within the site.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D. Reynolds Date: 4/10/07.