19/6/09.

Development Control – Delegated Officer Report

Application Number: ADC/0149/09 **Recommendation – Permit Application**

Site: **20 Regent Close Broadway Mobile Home Park The Broadway Lancing West Sussex**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Lancing within the Broadway mobile home park which is accessed via The Broadway, Lancing. There is off street parking and a garage associated with no. 20 Regents Close, the single storey mobile home which is the subject of this application. There is a small rear garden which faces north towards open countryside, the railway line and Shoreham airport beyond.

Permission is sought to build a flat roof conservatory to the rear of the existing building, 2.5 metres in depth, 3 metres wide with a height of 2.6 metres. The conservatory will have a dwarf wall and will be fully glazed with a polycarbonate roof.

Consultations and Representations

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

Adur District Council: - Environmental Health have no objections

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II' Supplemantary 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.

Residential Amenity

To the east of the site is the garage building serving both the application site and no. 18 Regents Close which is sited beyond the garage to the east. There is an existing conservatory at this dwelling although it is not visible from the site. No. 9 Windsor Way is located directly to the north of the site. There is a 1.5 metre fence with hedge screening above along this boundary. The proposed conservatory will not be visible from the garden areas or living space of either of the neighbouring dwellings. The flat roof design limits the height of the extension. It is not considered that the conservatory will cause any loss of light or privacy to the adjacent mobile homes.

Visual Amenity

The proposed extension will not be visible from within the mobile home park to the south. As stated above the site backs onto open countryside to the north. The conservatory will be visible when viewed from the north and from the railway line. It is however considered that the conservatory is appropriate in scale and design and is in keeping with the character of the area and acceptable when viewed within the context of the mobile home park as a whole.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer. [redacted] .....Date... 26/5/09 PB 26/5