Expires 22/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0051/07 **Recommendation – Permit Application**

Site: **12 Orchard Avenue Lancing West Sussex BN15 9EA**

Proposal: **Rear conservatory**

The Application

The application property is an end of terrace dwelling located on the east side of Orchard Avenue. It has a two storey side extension that has been built up against the wall of the neighbouring property to the north (No.14), also an end of terrace dwelling. There is a deep rear garden with an alleyway behind and a further 30 metres to the dwellings beyond.
The proposal is to brick over the existing rear access and alter the existing kitchen window to form a new 1.2 metre wide access into a new conservatory 3.3 x 4.0 x 3.1 metres in size. Glazing would be installed on the south and east (rear) sides with the northern brick wall forming part of the border with No.14. To avoid any overhanging with the neighbouring property the northern wall is to be built up by 400mm and the pitch slightly offset allowing the guttering to sit between.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The main concern surrounding this application is the proposed depth of conservatory. The Development Control Standard for rear extensions states that a rear addition sited within 1 metre of a boundary should not exceed 3.5 metres in depth. This is to avoid any loss of daylight to neighbouring properties and to prevent extensions having overbearing impacts upon other dwellings. Following discussions with the architects, amended plans were received that reduced the proposed depth of the conservatory from the original 4 metres to the required 3.5 metres. An additional 0.6 metres was also added to the width to make it 3.9 metres wide. These amendments are considered to be satisfactory.
It is not felt that there are any further planning issues. A rear garden depth of 11 metres will be retained with a distance to the principal windows of the properties to the rear far in excess of the 22 metre standard requirement. The conservatory will thus be in keeping with the Council's Development Control Standards.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C18Eiv: '...the north side wall...' (no windows to be formed in the side wall of the extension without planning permission)

Case Officer:.....

Date: 9/3/07

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