Development Control – Delegated Officer Report

Application Number: AWDM/0492/13 Recommendation – Approve

Site: 33 Thirlmere Crescent, Sompting, Lancing

Proposal: Rear conservatory (existing conservatory removed)

Date of site visit: 29th May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises of a semi detached bungalow within a street of similar properties. As existing there is a 1.5 metre deep lean to conservatory to the rear of the bungalow and a single, detached garage set back to the side/rear of the dwelling.

Permission is sought to demolish the existing conservatory and to construct a larger conservatory. The proposed conservatory is 3.5 metres adjacent to the boundary with the attached bungalow and reduces to 1.8 metres adjacent to the garage. It is almost the full width of the bungalow at 6.2 metres.

Representations: No third party representations have been received.

Sompting Parish Council: - Approval

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The conservatory is to the rear of the bungalow and is therefore not visible within the street scene. It is larger than the existing conservatory and is higher with a hipped roof. It is however considered to be in keeping with the scale

and design of the existing bungalow and is subservient in design. The brick dwarf wall will be conditioned to match existing.

Residential amenity

The main properties to be affected are no. 31 Thirlmere Crescent attached to the east and no. 35 to the west. No. 31 has an existing glazed side panel and roof providing a canopy style construction to the rear of the bungalow. This is a similar depth to the existing conservatory at the application site. The proposed conservatory is to extend 3.5 metres adjacent to this boundary. It is considered that this depth is acceptable and complies with the Council's Development Control Standard. At a maximum depth of 3.5 metres it is considered that there will be no significant loss of light or overbearing impact to the rear of the adjacent dwelling. A condition shall be attached to ensure that the glazing on the side elevation is obscured and that the windows are fixed shut to protect the amenities of the adjacent occupiers.

The west side elevation of the conservatory will face onto the side of the driveway and the side fence of the neighbouring property no. 35. As existing the side panels of the conservatory will abut the garden gate which will adjoin the garage and enclose the rear garden. There will be no adverse impact on the residential amenities of the occupiers of the adjacent bungalow to the west.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. The eastern elevation of the conservatory hereby approved shall be fitted with obscured glazing and be permanently non openable.
4. Approved plans

Informatives:-

Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall

be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 4th June 2013

Authorised by: Jo Morin Date: 4 June 2013