Exp 11/1

Development Control – Delegated Officer Report

Application Number: ADC/0441/06 Recommendation - Permit

Site: 22 The Lawns Sompting Lancing West Sussex

Proposal: Rear conservatory

The Application

The application site is a triangle shaped section containing a semi detached two storey dwelling constructed of brick with a pitched gable end tiled roof. The dwelling has been previously extended with a 68m³ flat roofed living room and bathroom extension along its northern side. The site is separated from the attached dwelling by a fence approximately 1.2 metres high and from the properties to the rear by hedging and bushes.

The applicant proposes to construct a conservatory at the rear of the dwelling off the existing dining room. The conservatory will be located next to the boundary with the attached dwelling (21 The Lawns) and will have a depth of 3.1 metres, a length of 3.2 metres and a height of 3.2 metres. The conservatory will primarily be constructed with glass with brick to match the existing dwelling around the base of the building to a height of 600mm.

The attached dwelling contains a rear conservatory extension of a similar nature adjacent to the boundary.

Consultations and Representations

Consultations
The Sompting Parish Council has indicated that they have no objection to this application.

Third Parties
No representations were received from third parties in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The extension is considered to be in keeping with the existing dwelling due to its small scale, design and proposed matching materials. The extension is located at the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The extension will be located directly adjacent to the conservatory extension of the attached dwelling with a gap of less than one metre between the two. This existing extension has glass in the side elevation looking towards this site. These windows are not obscurely glazed and privacy is maintained only through use of internal blinds.

The proposed extension is proposed to be of a similar nature, with glass proposed in the side elevation facing towards the attached dwelling. While no objection has been received from the occupants of this property, having two glazed extensions in such close proximity with minimal and non-permanent screening will invariably lead to issues with loss of privacy at some point in the future.

An option to address this issue might be to require removal of the glass in the side elevation and replacement with a solid wall. However, this would result in an adverse effect on the outlook from the neighbouring extension and could also cause some reduction in daylight. For these reasons, retaining a glazed wall is considered to be appropriate but with obscure glass to retain the privacy of the users of the two adjacent conservatories.

The extension is located a sufficient distance from the dwellings at the rear, and is well screened by vegetation, so that loss of privacy or reduced outlook to these sites are not considered significant potential effects.

The rear garden of the site is currently approximately 7 metres deep and the area where the conservatory will be established will be reduced to approximately 4 metres. However, the shape of the property means that it has a long garden and is therefore able to maintain a large rear and side garden area of approximately 100m². This will retain the openness of the site and avoid any perception of clutter.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
~~2. C12Eii~~
2. C18Cii ... south side elevation of the conservatory shall

Case Officer: [redacted] [redacted] 20/12

Date: 18/12/06