Development Control – Delegated Officer Report

Application Number: AWDM/0571/14 Recommendation – APPROVE

Site: 5 Windsor Way, Broadway Park, The Broadway, Lancing

Proposal: Proposed conservatory

Date of site visit: 01.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a single storey mobile home located within Broadway Park which is accessed via The Broadway, Lancing. The mobile home is located at the northerly end of the mobile home park and occupies a corner plot. The site overlooks open fields to the north and is surrounded by other mobile homes which are similar in terms of appearance.

The applicants originally sought planning permission for a single storey rear extension, however consent was denied from Berkeley Leisure Group Limited (the owner of the Mobile Park) and a conservatory was deemed more acceptable. Amended plans have therefore been submitted and the application now seeks planning permission for a conservatory to the northerly rear elevation of the mobile home. The proposed conservatory would measure 3.5 metres in depth, 6 metres in width and would sit approximately 0.5 metres below the ridge of the existing mobile home. The plans submitted with this application are of a poor quality, however the conservatory would appear to incorporate a brick plinth and glazing to the exterior walls and the hipped roof.

Consultations: The Housing Officer has raised no concerns with this application.

Representations: None received**.**

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 principle of the proposed conservatory is considered to be acceptable provided that there are no adverse impacts to the visual amenities of the locality or on the residential amenities of the occupiers of the surrounding mobile homes.

Visual amenity

The drawings submitted with this application have provided a lack of detail on design and appearance of the conservatory; however it would appear from the sketches provided that the conservatory would incorporate a standard glazed uPVC addition with a low brick plinth.

The proposed conservatory would be adequately accommodated within the spacious rear garden of the mobile home. The conservatory would be predominantly glazed and the ridge line would be set approximately 0.5 metres below the ridge of the existing property. It is therefore considered that the proposed conservatory would appear as a smaller lightweight glazed addition to the existing mobile home. It is also noted that a number of other mobile homes within Broadway Park have been granted planning permission for porch and conservatories which are visible when driving round the mobile home park. It is therefore considered that the proposed conservatory would not appear prominent or out of keeping with other mobile homes within the surrounding roads.

Residential amenity

The proposed conservatory would be distanced by approximately 14 metres to the neighbouring mobile homes situated to the east and west of the application site. Given that the proposed conservatory would be single storey and well distanced from the neighbouring properties situated either side, it is considered that the proposed conservatory would not cause any adverse impacts to the amenity of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan Received on 2nd June 2014.
   Title: Block Plan Received on 2nd June 2014.
   Title: Rear Elevation & Roof Plan Received on 4th July 2014.
   Title: Side & Rear Elevations, Received on 4th July 2014.
   Title: 3D Elevation Drawing, Received on 7th July 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the conservatory hereby permitted shall, prior to commencement of use of the conservatory, be completed to match the details submitted with the application.

   Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the* Adur District Local Plan 1993-2006

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 21st July 2014

Authorised by: Jo Morin Date: 21.07.2014