~~27/2/07~~ exp 30/3

# Development Control – Delegated Officer Report

**Application Number: ADC/0063/07** **Recommendation – Permit Application**

**Site:** **107 Sompting Road Lancing West Sussex BN15 9LG**

**Proposal:** **Rear conservatory and front porch**

## The Application

The site is a ground floor flat located within a residential area in the built up area of Lancing. The building is divided into two flats with separate ground floor entrances. The property forms part of a row of terraced properties set back from the highway with hard standing to the front. The properties surrounding the site vary with detached houses and bungalows to the north, other terraced properties to the east and flats to the south (rear) of the site.

Permission is sought to add a front porch and rear conservatory to the ground floor flat. The porch is a minor addition to the front elevation which is 1 metre by 1.2 metres with a maximum height of 2.7 metres. The porch will be attached to the existing sloping canopy roof which as existing runs along the front elevation of the property above the ground floor windows and doors.

The rear conservatory will be built up to the boundary with No.109 Sompting Road which is a terraced property also divided onto two flats. The conservatory is 2.4 metres by 3 metres and has a slightly sloping roof with a maximum height of 2.8 metres.

## Consultations and Representations

**Third Parties:-** No comments received.

**Lancing Parish Council:-** No objection

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, CH1, DEV4, DEV5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): T3, ENV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AT12, AH7
And Appendix II 'Supplementary Planning Guidance' Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
Planning Policy Statement PPS1 'Delivering Sustainable Development' (ODPM 2004)

## Planning Assessment

### *Policies*

The site is located within the built up area therefore Policy AH7 of the Adur District Local Plan is relevant in this case. This policy states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original building and sympathetic to the character of the area in general. Policy DEV1 of the West Sussex Structure Plan states that development should where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction.

### *Residential Amenity*

The main properties to be affected in this case are Nos. 105 and 109 Sompting Road which adjoin the site to the west and east respectively. Both the adjacent properties have been divided into two flats.

Both the conservatory and the porch are proposed to be built up to the boundary with No. 109 Sompting Road. However it is not considered that there will be any adverse impact on the residential amenities of the occupiers of this property. The proposed porch is only approximately 1 metre deep and will be predominantly made of white UPVC glazing above 1.2 metres from ground level.

The rear conservatory is 3 metres deep and will be built up against an existing blank elevation which forms the eastern wall of an existing garage which has been added to the ground floor of No. 109 Sompting Road, access to this garage is from the rear (south) of the site.

The conservatory and the porch will both be visible from No. 105 Sompting Road however as both proposed extensions are at a distance of at least 5 metres from the boundary it is not considered that there will be any issue of loss of light or over looking. The close boarded boundary fence between Nos. 107 and 105 is 1.8 metres high and will therefore screen the majority of the side elevation of the conservatory. It is considered that the proposed extensions comply with Policy AH7 of the Adur District Local Plan, there would not be an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

### *Design and Appearance*

The proposed extensions are considered to be in keeping with the original building with regards to design and materials. A garden area of the required depth of 11 metres would be retained therefore complying with 'Development Control Standard No. 3.

The porch only will be visible within the surrounding area, it is considered that this minor additional to the front elevation will not have any adverse impact on the character and appearance of the street scene. The proposal therefore complies with Policy AH7 of the Adur District Local Plan and Policy DEV1 of the West Sussex Structure Plan.

**Recommendation**

APPROVE for reason that :-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AGI, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (DEV1, CH1, DEV3, DEV4)

Subject to: -

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer...Baker.....Date...6/3/07.....

PD
6.3.07