expiry
27-03-08

Development Control – Delegated Officer Report

Application Number: ADC/0063/08 **Recommendation - Permit**

Site: **144 Brighton Road Lancing West Sussex BN15 8LN**

Proposal: **Rear conservatory (amended design) (retrospective)**

The Application

The application property is a detached two-storey house with rooms in the roof located on the south side of Brighton Road, Lancing. The houses on this side are sited on the sea defence and are located so that at the point where they front the road they are two-storey, whereas at the rear they are single-storey.

The proposal is a retrospective application for a rear conservatory, which is 8m wide, by 3.5m in depth, by 3.2m in height to the top of the roof. A 1.8m section of the side wall on both the east and west elevation is comprised of painted render block-work, the rest of the conservatory is built of glass with a white framework.

The application seeks to amend a previous approval for a conservatory of similar width and height but only 3m in length L/14/01/TP.

To the west the adjacent property (No.142) is of a similar arrangement, being effectively single storey (with rooms in the roof) on the south side. To the east No.146 is split into two flats, the lower flat (146A) occupies the ground floor adjacent to the road, and the upper flat is comprised of the floors above with access onto a rear, south facing patio and garden. The application site is bounded to the east by a small covered porch at the top of the access staircase1.4m in depth and a boundary fence 2.0m in height, and to the west a 1.7m high fence.

Consultations and Representations

Third Parties: There have been no objections from neighbouring properties.

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The increased depth of the conservatory does not result in it over dominating the existing house or appearing out of scale. It is located at the rear of the property and would be unseen from the street scene, however it is visible from the opposite side of the Widewater Lagoon, but it is felt that the minor alteration to the design of the fenestration does not have an adverse effect on the visual amenity of the vicinity.

Residential amenity
The increase in length of the conservatory does result in an increase in the amount of windows at either side of the structure, and the concern is whether the clear glazing allows for overlooking that results in an unacceptable loss of privacy.

Under the original approval the flank walls of the conservatory were proposed to be made up of a solid construction with two small porthole windows, both of which were subject to an obscure glazing condition. The conservatory has been built with the side walls comprised approximately 50% solid wall and 50% clear glazed window. The west side wall of the conservatory is located 1m from the boundary and the east side wall being 2.4m away from the boundary to the east.

To the east side is a small glazed porch area which is constructed of a similar upvc framework and allows covered access to the rear door. The glazing in this rear porch is of obscurely glazed.

The above Development Control Standard states that rear extensions which have windows in the side within 6.1m of a solid obstruction or boundary should be obscurely glazed, to prevent overlooking of other principal windows. In this instance the high boundary fences prevent an amount of overlooking to the adjacent gardens (No's 142 and 146) which slope to the south.

No objections have been made from the adjacent properties with regards to the proposed application, or since the conservatory was actually built with regards to overlooking or loss of privacy. The interior floor level is only fractionally higher than the decked area that surrounds the conservatory. Given the oblique views and that there is no restriction on views over the fence from anywhere on the decking it is felt that the level or privacy at the rear of No.142 would not be any better protected if the glazing were of obscured glass.

The scale of the conservatory does not result in it being overbearing or and does not have an adverse effect on the adjacent neighbours outlook or the amount of natural light available.

Recommendation

APPROVE for reason that :- 1PPi – amended
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 policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Case Officer: [illegible]
Date: 17.03.08

PB 19/3/08