expiry
23.07.08

Development Control – Delegated Officer Report

Application Number: ADC/0288/08 **Recommendation - Permit**

Site: **4 Manor Road Lancing West Sussex BN15 0EU**

Proposal: **Replacement of front conservatory with front porch and covered verandah**

The Application

The application property is a detached 1950's bungalow located on the north side of Manor Road within the Conservation Area of Lancing.

The property has a ridged tiled roof with east and west side gables, an original ridged roof front projection on the west side. It has been extended with a front conservatory on the east side, a rear single-storey extension and with rooms in the roof with a rear dormer.

The proposal is to demolish the existing front conservatory and replace it with a front porch and open verandah the same size as the existing. The proposal would be 7.4m in width, by 2.0m in depth, by 2.8m in height.

The application property is one of only three residential dwellings within this part of Manor Road. To the east of the property is No.2 Manor Road a detached bungalow which is sited in a narrow plot. It has a ridged roof with front and rear gables, with a living room at the front on the west side with a large west facing window, west side driveway and a 1.0m high west side boundary fence. To the west is a similar scale detached bungalow with detached garage and front extension, to the south is the Sussex Potter public house, further to the east is Lancing Manor park.

Consultations and Representations

County Planning Services: The Conservation Architect has suggested an alternative scheme which would create an additional gabled bay to add flourish to the front of the bungalow.

Lancing Parish Council: No objection.

Third Parties: There have been no objections from the surrounding neighbours.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires the design and construction materials to be of a high standard.

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 – affect on Conservation Area
The existing front conservatory is old and in need of repair, with the wooden framework beginning to rot. The aluminium framed windows are unfinished and look tired and do not match those of the existing dwelling. The masonry plinth supporting the framework has been stone clad and appears out of keeping given the brick built original bungalow.

The dwelling is well set back from the road and is on slightly higher ground, there is a vehicular access to the east of the frontage with a hardstanding in front of the conservatory.

The applicant has amended the plans to improve the level of privacy to the adjacent neighbour (No.2) and to ensure the framework of the structure is in timber. The proposed masonry plinth would be brick built and would match the existing bungalow elevations.

Whilst the Conservation Architects alternative scheme would be more in keeping with the design of the existing building, it is felt that insisting on this design would be difficult given that the proposals would be replacing a very similar existing design, and the application property is not particularly historic in design given the context of the Conservation Area. The proposed conservatory would be an improvement on what exists and it is considered that it would preserve and enhance the character of the Conservation Area.

In the main the materials to be used would be of high quality with brickwork being specified to match and the framework being painted timber. The roof of the conservatory would be polycarbonate, however it would be unseen from

the street due to the elevated siting of the bungalow and would not be visually detrimental to the appearance of the proposals.

Residential amenity
The bungalow to the east (No.2) is sited on slightly lower ground with a large west facing lounge window. The design of the proposals have been amended and now show obscurely glazed panels 2.0m in width across the whole east side of the conservatory. This would ensure the privacy of the adjacent bungalow would now not be affected adversely.

Recommendation

APPROVE for reason that :-
2PC – amended

The proposal would preserve or enhance the character or appearance of the Conservation Area, it 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 (AB4, AG1, AH7) or the West Sussex Structure Plan 2001-16 (CH4, LOC1, DEV1)

1. C1Ci
2. C14Ai – 17.06.08 (AB4, AH7 of the ADLP & CH4, DEV1 of the WSSP)
3. The brick built plinth of the conservatory hereby permitted shall, prior to the commencement of use of the conservatory, be completed to match in colour and texture those of the existing building. The conservatory frame work shall be constructed in white painted timber unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*
4. C18C3 – amended
   The windows in the east side elevation of the conservatory shall...etc.

Case Officer:
Date: 19.06.08 PB 20/6/08