Exp. 16/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0290/07 **Recommendation - Application Permitted**

Site: **69 Manor Road Lancing West Sussex BN15 0HB**

Proposal: **Greenhouse in front garden**

The Application

69 Manor Road is located in the built up area of Lancing and within the Conservation Area. The house is set in large gardens and fairly well set back from the road. The site is very well screened from the road by substantial brick and flint walls of some 2.5m high. Within the front garden, behind the walls there is an existing garage building and another outbuilding that have no impact on the character of the Conservation Area because the walls provide such good screening.

The proposal is to erect a traditional style greenhouse which would be located between the house and the outbuilding and adjacent to the eastern boundary wall. It would measure 4.5m x 2.1m x 2.3m in height.

Consultations and Representations

Lancing Parish Council:- No objection.

Third Parties:- None received.

Adur District Conservation Advice Group:- Outbuildings in front gardens should be discouraged, especially in Conservation Areas. In consequence we object to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AB4
Adur Development Plan Submission Core Strategy: ENV10
West Sussex Structure Plan 2001-2016: CH4
PPG15 "Planning and the Historic Environment"

Planning Assessment

The proposed greenhouse frame will have a lightweight appearance and will be located adjacent to an existing garden outbuilding. While it is unusual to site such facilities in front gardens, particularly in Conservation Areas, it is considered that it is acceptable in this instance because of the unusual circumstances of the site. The substantial walls are a dominant feature in the Conservation Area and will screen the site of the greenhouse so that it will have no discernable impact on the character or appearance of the Conservation Area. The greenhouse will not project above the boundary walls.

As a result of the individual circumstances of the site the proposal would not set a precedent for outbuildings in front gardens more generally.

Recommendation

APPROVE for reason that :-

The proposed development would have no adverse impact on the character or appearance of the Conservation Area due to the high boundary walls of the site or on residential amenity. Consequently it does not conflict with Adur District Local Plan Policy AB4 or West Sussex Structure Plan 2001-2016 Policy CH4

Case Officer.....

Date 2/7/07

Head of Planning and Community.....

Date 4/7/07

Chair of Planning Committee..... A. J. Mills

Date 12/07/07