Expiry Date - 24/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0259/12 **Recommendation – APPROVE**

Site: **37 Mountview Road Sompting Lancing West Sussex**

Proposal: **Replacement rear conservatory**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site which is the subject of this application is a semi detached bungalow within a street of similar properties most of which have been extended and altered with loft conversions and rear extensions. The ground level increases steeply to the north and the attached semi is at a higher level than the site.

The bungalow has been extended as existing with a front flat roof porch, a single storey flat roof extension, a rear conservatory and a loft conversion has been constructed with front and rear flat roof dormers.

Permission is sought to remove the existing rear lean to conservatory and replace it with a new conservatory of the same footprint, 2.6 metres deep and 5.2 metres wide. The conservatory will have a flat roof 2.5 metres high. A pyramid roof lantern is proposed, with a maximum height of 3.2 metres. The proposed conservatory will be a more substantial build as opposed to the existing fully glazed lean to.

Representations

Third Parties: - no third party representations have been received.
Sompting Parish Council: Not received

Relevant Planning Policies and Guidance

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.' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. It is to replace an existing lean-to extension and is considered to be in keeping in scale with the existing building. The roof lantern will increase the overall height of the building however this is acceptable and is in keeping with the design of the proposed conservatory.

Residential amenity

The attached neighbouring property to the north has an existing single storey flat roof extension approximately 4 metres in depth. The conservatory will extend beyond this by about 2 metres as the lean to already does. This neighbouring property is also at a higher level. It is therefore considered that there will be no significant loss of light or overbearing impact as a result of the replacement extension. The roof lantern will be higher however there will be no adverse impact as a result of this addition.

Recommendation

APPROVE for the reason:-

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).

Subject to Conditions:-
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act

1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 225/02 Rev 01 – received 28th February 2012
Reason: For avoidance of doubt and in the interests of proper planning

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 22nd March 2012

Authorised and signed b[redacted] Date: 21/3/12