Expires 23/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0166/09 Recommendation - Permit

Site: 47 Upper Brighton Road Sompting Lancing West Sussex

Proposal: Rear conservatory

The Application

The application property is the western half of a pair of semi-detached bungalows of brick and tile construction, located on the southern side of the A27 Upper Brighton Road, within the built up area of Sompting.

The proposals are for a conservatory that would be (as amended) 5.5m wide, by 3.5m deep, by 2.4m in height, located on the eastern part of the rear elevation, 0.35m from the boundary with the attached bungalow (No.45).

The attached neighbour has extended their bungalow with a rear, east side extension with hipped roof, and with rooms in the roof with a large rear dormer, whereas the application site is in its original form.

Consultations and Representations

Sompting Parish council: No comments.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, 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
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.

Development Control Standard No.3 'Extensions and Alterations to Dwellings' states that it would not usually be acceptable for extensions to leave neighbouring properties within deep recesses due to extensions up to the boundary. It goes on to state that single-storey extensions which abut or are within 1m of the boundary should normally be no deeper than 3.5m, to prevent loss of daylight and outlook..

Visual amenity
The proposed conservatory in its amended form is relatively small given the size of the existing bungalow and the context of the surrounding area. It is not considered that it would over dominate the size of the dwelling or appear cramped within the garden space, given that a garden length of 12m would still be retained.

The conservatory is proposed to be located at the rear of the dwelling where it would be inset by 1.2m from the western flank wall of the bungalow. It would not be seen from the street and there would not be a harmful effect on the appearance of the surrounding area. The conservatory would be of a standard uPVC construction, with an east side elevation constructed of shiplap panels. The existing 2m high east side boundary fence would screen the majority of this eastern elevation and it is therefore considered acceptable.

Residential amenity
The proposed conservatory as originally submitted would have been 4.5m in depth, contrary to the above Dev. Control Standard, and would have left the neighbouring dwelling with a window in a deep recess resulting in a loss of outlook to the neighbour, also contrary to policy AH7 of the local Plan.

The proposed conservatory has now been amended in size so that it projects from the rear wall of the bungalow by only 3.5m in compliance with Development Control Standard No.3 and policy AH7.

The proposals would not lead to a loss of privacy or light to either of the adjacent bungalows due to the existing high boundary fences.

Recommendation

APPROVE for reason that :-

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)

1. C1Ci
2. C14Ai – 18.06.09 AH7 of the ADLP

Case Officer [redacted]
Date: 18/6/09