expires 12.07

Development Control – Delegated Officer Report

Application Number: ADC/0297/07 **Recommendation - Permit**

Site: **Wardena Elm Grove Lancing West Sussex**

Proposal: **Replacement enlarged rear conservatory**

The Application

The application property is a detached 1930's hipped roof house on the south side of Elm Grove. The proposal is for a rear conservatory which would be 4.0m in width, by 3.3m deep, by 3.1m in height and would replace an existing conservatory which is in need of repair. The existing structure is smaller in depth that the proposal by 1.1m.

The property to the east is a modern built two-storey house which is deeper than the application property by 5.0m, with a gap between the two houses of 2.0m. The property to the west is of similar age and there is a gap of approximately 6.0m between the two properties.

Consultations and Representations

Lancing Parish Council – Have made no comment on the application.

Third Parties
There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concern is the effect the proposed conservatory would have on the residential amenity of the adjacent properties.

The proposal is not considered to be out of keeping in design or scale for the original building, and it would not have an adverse effect on the amount of light or outlook available to either of the adjacent properties.

The existing conservatory has clear glazing in both the side elevations and it is considered that the boundary treatments of the site and the proposed

distance from them would prevent the proposals clear glazed sides from having a harmful effect on the privacy of either of the adjacent properties.

A garden length of 22m would be retained, which is well over the Councils minimum garden length of 11m as set out in the above Dev. Control Standard and would prevent there being any overlooking of the properties in The Crescent to the south.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. ~~C12~~Eii – amended.
   The materials and finishes of the base walls of the conservatory and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
2. C14A~~B~~ – amended.
   This permission relates to the plan~~s~~ as amended by the revised rear elevation plan received on 26.06.07.
   Reason: *For the avoidance of doubt.*

Case Officer: [signature]
Date: 05.07.07

CS 5.7.07