expires 01/04/08

Development Control – Delegated Officer Report

Application Number: ADC/0069/08 Recommendation - Permit

Site: 83 Manor Road Lancing West Sussex BN15 0HG

Proposal: Rear conservatory

The Application

The application property is a detached bungalow located on the south side of Manor Road within Lancing Conservation Area.

The property itself is modern building with rendered walls and concrete tiled roof. It has previously been extended with a large flat roofed extension to the rear (L/261/65). To the west is another detached bungalow, which due to the angle of the road is set back from the building line of the application property. It has been extended on the east side with an obscurely glazed small porch / side extension which is located adjacent to the boundary and of similar construction to the proposals. It has no other windows opening to the east. To the east of the site is the access road to the local Scout HQ located to the SE.

The proposal (as amended) is for a small rear conservatory infilling the gap on the existing rear extension. It would be 3.0m wide, by 2.8m deep, with a mono-pitched roof a maximum of 2.4m in height.

Consultations and Representations

Third Parties: There have been no objections to the proposals.

Adur District Conservation Advisory Group: No comment.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7.

Planning Assessment

Policies
Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that

extensions and alterations to dwellings should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

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

Visual amenity
The proposed conservatory is diminutive in size and would not be able to be seen from the main road area in front of the bungalow. Although the modern materials would not usually be consistent with a conservatory to be built on a historic property, this property holds no real architectural merit that would warrant a timber framed conservatory. The plans have been amended so the size of the conservatory relates more to the shape of the existing rear extension, and it is considered that it would not have a harmful effect on the character of the Conservation Area or on the Streetscene as a whole.

Residential amenity
The proposed conservatory would be built with obscured panels on the western side which would prevent overlooking of the neighbouring property. It would not have an adverse effect on the outlook or amount of light available to No.87 to the west.

Recommendation

APPROVE for reason that :-
2PC – amended

The proposal would preserve or enhance the character or appearance of the Conservation Area and would not detract from the amenities of neighbouring properties. It would consequently accord with the relevant policies of the Adur District Local Plan (AB4, AH7) and the adopted West Sussex Structure Plan 2001-16 (CH4, DEV1).

Subject to:-

1. C1Ci
2. C14Ai – 20 March 2008
3. C18Cii – amended
   The glazing in the west elevation of the conservatory shall at all times be glazed with obscured glass and fixed to be permanently non-openable.
   Reason: *To prevent ...etc.*

Case officer: MWayne
Date: 28/3/08

PB 31/3/08