Expires 4/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0074/07 **Recommendation - Application Permitted**

Site: **19 St James Avenue Lancing West Sussex BN15 0NN**

Proposal: **Rear conservatory**

The Application

The property consists of a semi-detached bungalow with brick elevations and a tiled roof. Access to the property is from the east side of St. James Avenue.

The application proposes to replace an existing flat roof conservatory with a new slightly larger conservatory at the rear of the property. The conservatory will extend 6.4m across the entire rear elevation of the bungalow, approximately 2.45m in depth and 3.3m in height with a pitched roof. The northern half of the conservatory will project a further 3m out from the remainder of the conservatory in a hexagonal shape. The proposed conservatory is to be constructed with matching brick work, double glazed windows and uPVC.

Consultations and Representations

Consultations/Comments
The Lancing Parish Council has no objection to the proposed conservatory.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are the impact of the proposed conservatory on adjoining residential amenity and on the character of the existing dwelling.

The adjacent dwelling to the north of the site is set back slightly so that no part of the proposed conservatory will actually exceed past their rear elevation. For this reason and given that there is over a 2m gap between the properties, the proposed conservatory is deemed to have a negligible impact on both the adjacent neighbour's privacy and access to sun light. A condition should be included on any approval that the northern and southern side

windows of the proposed conservatory be glazed with obscure glass to minimise any potential overlooking issues.

To the south is the attached dwelling no. 17 St. James Avenue. The southern side elevation of the proposed conservatory will extend no further than the existing conservatory and the projecting section of the new conservatory is over 6m to the north of the adjoining dwelling. There is also a hedge along the shared boundary which may help to visually screen the proposal. Given the distance between the attached dwelling and the new conservatory and the existing screening, the new conservatory should not result in any detrimental impact on the residential amenities of the attached property.

The proposed conservatory is to the rear of the property and will not be visible in the street scene. The conservatory will not occupy an inappropriate amount of rear garden area and the design is not considered to be inconsistent with the character of the dwelling.

Recommendation

APPROVE for reason that: - 1PPi

Conditions:

1. C1Ci
2. C12Eii 'The external brick walls of the conservatory hereby permitted shall, prior to the use of the conservatory, be....'
3. C18Ci 'The windows in the northern and southern side elevations of the conservatory shall at all....'

Case Officer:.....

Date: 22/3/17.

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