Expiry Date - 21/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1631/14 Recommendation – APPROVE

Site: 14 Malthouse Close Sompting Lancing West Sussex

Proposal: Part retrospective extension to existing conservatory

Date of site visit: 2/12/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached 2-storey house in a cul-de-sac of similar properties. The house is sited on the north side of the close and has a garage to the rear eastern side accessed via a shared driveway. There is a 3.3m deep conservatory to the rear of the dwelling. There is a 1.8 metre close boarded fence to the common boundary with no. 16 to the west.

The proposal seeks planning permission for a replacement extended conservatory 5.3m deep to replace the current conservatory. Its roof will be monopitched and there will be high level windows to the sides.

Consultations:

Sompting Parish Council support this application.

AW EHO – no requirements

Representations: None received**.**

Planning history –S/6/93/TP/7748 - TWO-STOREY SIDE EXTENSION (INCL. GARAGE). Permitted not built.

Relevant Planning Policies

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’ National Planning Policy Framework (CLG 2012).

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Planning Assessment

Principle

There is no objection in principle to extending an existing dwelling providing that the development would have no adverse impacts on the amenity of the area or neighbouring properties. Permission is required because both the existing and the proposed conservatories exceed 3m in depth.

Visual amenity

It will be difficult to gain views of the conservatory from public vantage points as it would be partially concealed by boundary enclosure mainly comprising the garage of the host dwelling.

It will be of materials and of a form typical of this type of addition. Overall the street scene would remain largely unaffected.

Residential amenity

The adopted guidance on residential extensions recommends a limit of 3.5m for rear extensions. The conservatory would exceed this but given its very low height, sloping shape, glazed composition that would allow light through, and the presence of a 1.8m fence to the west boundary, there would result no material harm through loss of outlook, light or privacy. No other property would be likely to be affected in any way.

Even were the existing conservatory to be retained, this would be unlikely to present any material risk to neighbour amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Time Limit.
2. Matching materials
3. Approved plan: Drawing nos. CSC/A Existing and Proposed Floor Plans; CSC/1 Site Location Plan; CSC/2 Block Plan; CSC/3 and Unnumbered Drawing Existing and Proposed Elevations and CSC/5 Proposed Elevations and Floor Plan; all received 26/11/14.

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 8/1/15

Authorised by: Jo Morin Date: 12.01.2015