Application Number: ADC/0595/07 Recommendation – APPROVE

Site: 9 Crabtree Lane, Lancing BN15 9PF

Proposal: Rear conservatory (retrospective)

The Application

The application property is a semi-detached bungalow located on the south side of Crabtree Lane. It is bounded to the west by the attached bungalow (No.11), to the east by a detached bungalow, and to the south (rear) by No.33 Grinstead Lane.
Retrospective permission is sought for a pitch-roofed rear conservatory. This conservatory is 5.4m wide, 3.2m deep and 3.3m in height to ridge level. It is approximately 0.2 metres away from the 1.5 metre high boundary wall with the attached bungalow and has glazing on all elevations and an opaque polycarbonate roof. There are no other extensions on the property. A small detached garage sits to the rear, accessed by an east side driveway.

Consultations and Representations

Lancing Parish Council: Object on grounds of effect and loss of light to the neighbour's property (No.11).

Third Parties: An objection from the neighbour at No.11 Crabtree Lane is on grounds that the conservatory cuts natural light to her rear bedroom (requiring the electric light to be on most of the time). Also, due to its proximity, that water will drain off its roof onto the roof of her rear conservatory, causing it to rot because of its wooden construction.
[NB. the resident of No.11 has requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved until adoption of the new South East Plan): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11
'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). 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.

Residential amenity

As described above, the conservatory is a pitch-roofed construction that sits 0.2 metres off the boundary wall with the attached bungalow. The latter property also has its own solid flat-roofed 'conservatory' addition that abuts the boundary wall and is directly to the rear of a bedroom window.

The applicant's conservatory, with a depth of 3.2 metres, is within the maximum of 3.5 metres depth for rear extensions contained in the Council's Development Control Standard No.3 'Extension and Alterations to Dwellings'. It is only 1 metre deeper than the neighbour's 'conservatory'. It is considered that it does not have an unacceptable overbearing impact having regard to normal planning criteria.

The resident of No.11 has objected to the conservatory on the grounds that it cuts out natural light to her bedroom to such an extent that she has to have the light on permanently. Prior to the erection of the applicant's conservatory, morning light entered her bedroom via clear glazed high-level windows on the boundary side of her rear conservatory. These windows now face similar high-level clear-glazed windows in the side of the new conservatory, with obscurely glazed windows below. Whilst it is acknowledged that an element of light has been lost due to the new conservatory, the majority of natural light that would ordinarily reach the objector's bedroom is, in fact, blocked by the solid roof of her own 'conservatory'. The applicant's conservatory, with its glazed walls and opaque roof within a white framework, still affords light to the high-level boundary windows and the bedroom beyond. It is therefore considered that the degree of loss of natural light is insufficient to warrant refusal.

In respect of privacy, it is not felt necessary to require the high-level side windows to be obscure glazed as no overlooking occurs because of their height above floor level.

As to the effects on other properties, to the east, the conservatory flank windows face the rear west side extension wall of No.7 across a single driveway. No overlooking into windows or rear gardens occurs. To the rear, a distance of 17 metres separates the rear elevation from that of No.33 Grinstead Avenue which, although less than the DC Standard of 22 metres, is considered acceptable given the 1.8 metre screen fencing that separates the properties.

The conservatory takes up about one third of the limited rear garden space of the applicant's property, leaving an area of 32 square metres. Whilst this is well below the DC Standard of 85 square metres for dwellings of this size, no

other garden in the immediate locality is close to meeting this standard. Therefore, it is not considered to be overdevelopment, given the local context.

Other Issues

The objector's other concern that rainwater from the conservatory would cross onto her conservatory causing it to rot would not constitute a reason for refusing planning permission. In any event, the new conservatory has guttering at the side within the 0.2 metre gap.

Recommendation

APPROVE for reason that :-

The development does not detract from the local environment and has not resulted in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1)

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