DD: 29/11

Application No.: ADC/0596/07 Recommendation – Permit Application

Site: 57 Lynchmere Avenue, Lancing, West Sussex

Proposal: Replacement Enlarged Rear Conservatory

The Application

The application site contains the southern half of a semi-detached bungalow pair with a hip ended front protrusion, white render walls, and a clay tile hip ended roof, located on the western side of Lynchmere Avenue, Lancing.

The dwelling was originally constructed in 1955 as one of four pairs of semi-detached bungalows with detached single garages to the rear accessed from Boundstone Lane. A rear conservatory was subsequently erected under permitted development rights, for which an approval to replace and enlarge was granted by Council in July 1998. This followed approval to replacement of the single garage with a much larger structure containing an attached hobbies room in June 1996.

The applicant now proposes to again replace and extend the rear conservatory. The depth of the proposed structure is identical to the current conservatory (3.8m), however the structure will now wrap around the rear protrusion and extend 6.5m across the rear elevation of the building, leaving a 0.15m gap at the western end. The enlarged structure will have a pitched feature roof reaching 3.4m from natural ground level (at its highest point), as opposed to the existing conservatory which has a flat roof measuring approximately 2.7m in height.

Lynchmere Avenue is characterised by a mix of detached and semi-detached bungalows, a number of which have front and / or rear dormers. Almost all dwellings have a rear extension or conservatory, many of which extend a similar distance from the rear elevation as the facility proposed in this application.

Consultations and Representations

Lancing Parish Council: No objec tion.

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

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.

With respect to rear extensions Council's Development Control Standard No.3 recommends that where they are to be located within 1m of a common side boundary of an attached dwelling, they should normally be no deeper then 3.5m. It also recommends that principal windows of rear extensions be setback a minimum of 22m from principal windows on dwellings to the rear.

Visual Amenity, Character & Appearance

The design of the conservatory is such that it will enhance the visual quality of the building when viewed from the rear, whilst the proposed use of matching brickwork on the side elevation and rear dwarf wall will ensure that the addition is sympathetic to the character of the existing building.

Despite the plot being double fronted, the structure's location in the middle of the property means that the application will have a negligible impact on the existing streetscene of the locality. The depth of the structure whilst slightly longer than 3.5m on one side, is similar to numerous others in the area and will maintain a relatively consistent building line to the rear of residences on the west side of Lynchmere Avenue.

Residential Amenity – Daylighting

Despite the altered pitch of the roof, any additional impact on neighbouring properties in terms of access to daylight is expected to be minimal. For the same reasons the structure is not expected to have an overbearing impact on adjacent development.

Residential Amenity – Privacy

No house is located within 22m of the rear of the conservatory, and there are no windows proposed in the side elevations of the conservatory, hence the structure does not pose any concern with respect to impacts on the privacy of adjoining properties.

Amenity Space

Despite the addition, the property maintains a rear garden that exceeds 11m in depth, and 85m^2 in area in accordance with the amenity space requirements outlined in Council's development standards.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D. Reynolds

Date: 8/11/07