Expiry 30/7/08

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Development Control – Delegated Officer Report

Application Number: ADC/0305/08 **Recommendation – Permit Application**

Site: **30 Seaside Avenue Lancing West Sussex BN15 8BY**

Proposal: **Rear conservatory**

The Application

The site is located within the built up area of Lancing, a semi detached bungalow within a cul-de-sac of similar properties, to the north of the site is Freshbrook School. The property has a front garden and driveway to the side which leads to a pitched roof garage. To the rear of the property is an existing flat roof extension.

Permission is sought to erect a rear conservatory as an infill extension to the rear of the bungalow adjacent to the boundary with no. 32 to the east. The conservatory is of a pitched roof design 2.9 metres wide, 4.3 metres in depth with a maximum height of 3.5 metres

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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. DC Standard No. 3 'Extensions and Alterations to Dwellings' states that garages attached to

dwellings should be in sympathy with the design and scale of the dwelling concerned.

Residential Amenity

The main property to be affected is no. 32 the attached bungalow to the east. There is an existing conservatory at this property which extends further to the rear than the proposed conservatory at no. 30. The existing conservatory at the adjacent property will screen the proposed extension and the existing building screens the conservatory to the west. Therefore there will be no adverse impact in this case.

Visual Amenity

The conservatory is to the rear of the site and is therefore not visible within the street scene. The conservatory is in keeping in size and scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 – eastern side elevation

Case Officer.....Parker.....Date....3/7/08

4/7/08.